

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 4, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber, students from Vancouver Community College, who are studying journalism as a career, under the direction of their instructor, Mr. Nick Russell.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - March 16 & 21, 1978

Regular Council - March 21, 1978

Special Council (Lord Provost's Visit) - March 22, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Ford

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 1978 Basic Capital Budgets

Council, on March 21, 1978, approved the recommendations as contained in the Finance Committee's report of March 16, 1978 concerning the 1978 Basic Capital Budgets.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

1978 Basic Capital Budgets (Cont'd)

Council, at that time, also approved item 3-01-03 Reconstruction of Old Sewers in the amount of \$375,000, and deferred the remainder of the Project Detail to this meeting of Council.

After due consideration it was

MOVED by Ald. Puil

THAT the balance of the Project Detail, as contained in Appendix 1, submitted by the City Engineer and appended to the City Manager's report dated February 24, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Provincial Government:
Recreation Facilities
Assistance Program (REFAP)

On March 21, 1978, Council deferred to today's meeting a clause of the Finance Committee's report dated March 9, 1978, concerning the Recreation Facilities Assistance Program.

Also before Council today were the following:

Community Services Committee's report dated March 23, 1978, on financing and redevelopment of the Carnegie Library;

Manager's report dated March 31, 1978 concerning estimated operating costs and employment generated by renovations with respect to the Carnegie Library;

Letter dated March 25, 1978 from Vancouver Public Library setting out the Board's position re the Carnegie Library;

Letter dated March 28, 1978 from the Assistant Director of the Vancouver Public Library, showing revised estimate of the costs of staffing and materials for the Carnegie Library;

Park Board letter dated March 22, 1978 containing a resolution with respect to the Recreation Facilities Assistance Program;

Letter dated March 31, 1978 from the Director of Social Planning re Brock House Society;

Letter dated March 31, 1978 from the Director of Social Planning concerning revised figures for three projects in the program.

As a guide to the foregoing reports and letters, the City Manager submitted a memorandum of explanation dated April 3, 1978, showing certain minor amendments.

With the agreement of Council Commissioner Bain, Chairman of the Park Board and Commissioner Fowler spoke, setting out the Park Board position that the Carnegie Library project not be proceeded with at this time as it was not in keeping with the Park Board's priorities.

After considerable discussion in which alternative proposals were made to redevelop the Carnegie building, it was

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Provincial Government: Recreation
Facilities Assistance Program (REFAP) (Cont'd)

MOVED by Ald. Rankin

THAT the recommendation of the Community Services Committee, as contained in its report of March 23, 1978, be approved as follows:

THAT City Council approve \$857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie building, as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants.

- CARRIED

(Ald. Brown, Ford, Kennedy and the Mayor opposed)

MOVED by Ald. Brown

THAT the recommendations of the Finance and Administration Committee, as contained in its report of March 9, 1978, be amended and then approved as follows:

A. The following projects be approved for submission to the Provincial Government for funding under the Recreation Facilities Assistance Program (REFAP) in order of priority as listed below:

1. Kitsilano Pool	\$	400,000
2. Kensington C.C. Extension		400,000
3. Carnegie Building B		400,000
4. Arts Club Theatre - Granville Island		400,000
5. Hellenic Society		400,000
6. Neighbourhood Services Assn. - Frog Hollow)		86,320 *
		- South Van.)
		- Mt.Pleasant)
7. Vancouver East Lions		25,705
8. Riley Park Centre		160,394 *
8a. Brock House		24,000 *
		<hr/>
		2,296,419 *

B. The following projects be submitted in order of priority listed, if sufficient funding is forthcoming from the Provincial Government:

9. Kerrisdale Pool		200,000
10. The Waterfront Theatre (Granville Island)		400,000
** 11. Strathcona Community Centre Ext.		20,825 *
12. Capilano Stadium		183,333
13. Tamahnous		29,000
14. Capt. Cook Park		3,848
		<hr/>
		837,006 *

C. The following projects be deferred to 1979:

1. Trout Lake
2. False Creek Phase II C.C.
3. Champlain Heights (a) Port. of Gym
4. " " (b) Commty. Centre
5. Jericho Beach Park.

- (amended)

* amended figures
** advanced to No.9, see page 4.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Provincial Government: Recreation
Facilities Assistance Program (REFAP) (Cont'd)

MOVED by Ald. Puil (in amendment)

THAT the Strathcona Community Centre Extension item contained in recommendation B above, be advanced in order of priority to No. 9, with the remaining items following in succession as listed.

- CARRIED

(Ald. Brown, Ford, Kennedy and the Mayor opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Jericho/Locarno Beach Park -
Blocks 129/130

Council noted a letter dated March 22, 1978 from the Park Board concerning Blocks 129/130 in the Jericho Locarno Beach area, advising of the following resolution of the Board:

'THAT the Board request City Council to engage an independent legal firm to give an opinion as to whether or not Council can legally dispose of properties in Block 130 that were purchased with five-year plan funds for park purposes, for other than park purposes, without the approval of the current Park Board.'

MOVED by Ald. Harcourt

THAT the letter be received and no action be taken in respect of the Park Board's request.

- CARRIED

(Ald. Puil and Rankin opposed)

2. Lifeguards on City Beaches

Under date of March 29, 1978, a Mr. Frank Holden submitted a letter requesting permission to present a brief before Council on Lifeguarding in Vancouver.

MOVED by Ald. Gerard

THAT the aforementioned letter be referred to the Park Board.

- CARRIED UNANIMOUSLY

The Council recessed at 3:45 p.m., and following an 'In Camera' meeting in the Mayor's office reconvened in the Council Chamber at 4:45 p.m. with Mayor Volrich in the Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTSBuilding & Planning Matters
(March 31, 1978)Rezoning Application:
1808 Nelson Street
(Clause 1)

In considering this clause, the Council received delegations from Dr. G. Loh, the owner of the subject property, who urged that Council refer the matter to a Public Hearing to obtain the opinions of the residents of the neighbourhood, and from Mr. Rex Owen, a local resident who referred to the unkempt condition of the commercial property in the area, but indicated he would have no objection to rezoning if the potential tenant will be the Bank of British Columbia since he is of the opinion that such a building will enhance the area.

MOVED by Ald. Brown

THAT, as recommended by the Director of Planning, this rezoning application be refused.

- CARRIED

(Ald. Bellamy, Gerard, Harcourt, Puil and the Mayor opposed)

A. MANAGER'S GENERAL REPORT
MARCH 31, 1978

Works & Utility Matters
(March 31, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Closure Portion of Oak Street at S.W. Marine Drive
- Cl. 2: Revision of Water Works By-law No. 4848
- Cl. 3: Sewer Separation on Private Property

Clauses 1 and 3.

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Revision of the Water Works
By-law No. 4848
(Clause 2)

MOVED by Ald. Gibson

THAT the recommendation as contained in this clause, be approved after amending the date of the technical report referred to in recommendation 'a' from February 15, 1978 to March 15, 1978.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 31, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Rezoning Application - 1808 Nelson Street
- Cl. 2: Building Permit - 825 Bute - Tree on Boulevard
- Cl. 3: Residential Energy Conservation Demonstration Project
- Cl. 4: Mount Pleasant N.I.P. - Toy Lending Library

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(March 31, 1978) (Cont'd)

Clause 1 For Council action on this clause see page 5.

Building Permit for 825 Bute Street,
Tree on Boulevard.
(Clause 2)

In considering this clause it was noted that a Mr. Fogle has requested to appear before Council as a delegation. A letter dated April 3, 1978, from Romses Kwan and Associates was also noted, requesting a decision immediately, instead of deferring the matter.

MOVED by Ald. Marzari

THAT consideration of this clause be deferred, pending the hearing of delegations at the next meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(March 31, 1978)

Parking - Old King George
School Site
(Clause 1.)

Mr. D. Hickley, Assistant Director of Planning, advised that discussions had been held with three individuals tendering re the use of the property and each had been made aware of the requirements with respect to development permits. Mr. Hickley also advised that an application will subsequently be made to the Development Permit Board who may permit parking on the site for a period not exceeding five years, and may set certain conditions.

MOVED by Ald. Rankin

THAT B.C. Hydro be advised Council is not prepared to approve the King George site being utilized for parking purposes. However, if the corporation wishes to submit a Development Permit application for this purpose it should be submitted to the City in the normal manner and subsequently be referred to Council for decision.

- CARRIED

(Ald. Harcourt, Kennedy, Puil and the Mayor opposed)

Finance Matters
(March 31, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: 1978 Supplementary Capital Budget - Park Board Request for Advance Approval for Strathcona Community Centre Extension Project
- Cl. 3: Investment Matters (Various Funds) February 1978
- Cl. 4: Champlain Heights Community Recreation Facility

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters
(March 31, 1978) (Cont'd)Clauses 1, 2 and 3.

MOVED by Ald. Harcourt

THAT Clause 1 be received for information, and the recommendations of the City Manager, as contained in Clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Community
Recreation Facility
(Clause 4)

In considering this clause Council noted a letter dated April 4, 1978 from the Park Board, in which the Board is requesting Council to allocate \$204,750 from 1978 Supplementary Capital funds for park development works on the five acre natural park and Lookout Park in the Champlain Heights Community Service Centre site.

MOVED by Ald. Harcourt

THAT this clause be deferred for discussion with the Project Manager and representatives of the Park Board, when the Supplementary Capital Budget is before Council for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT delegations wishing to address Council on the matter of Community Recreation Facilities in Champlain Heights, be also heard when the matter is again before Council.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson & Puil opposed)

Personnel Matters
(March 31, 1978)Review of Appointment of Mr. R. Maki,
Codes Engineer, to National Building Code Committee
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 31, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Demolition - 236 Campbell Avenue
- Cl. 2: Lands Leased to Province of British Columbia
(Ministry of Human Resources) for Day Care Centres
- Cl. 3: Sale of Property - N/S East Georgia Street West of
Boundary Road

Clauses 1, 2 & 3.

MOVED by Ald. Gibson

THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)B. Manager's Report
(March 30, 1978)Harbour Park - Consultant Study,
Request for Increase in Payment

MOVED by Ald. Kennedy

THAT the request for an additional payment of \$3,500 to
Urbanics Consultants Ltd., be granted.

- LOST

(Ald. Brown, Ford, Gerard, Marzari, Puil and Rankin opposed)

No further action was taken.

C. Manager's Report
(March 31, 1978)Towing By-law Regulations

In considering this report Council was advised of a letter dated April 4, 1978, from Campney & Murphy, solicitors for Cantow Development Ltd., requesting that recommendation 'C' in the report, concerning maximum fee and drop charges, be deferred, pending representation before Council.

The Manager advised that, following discussions with parking lot operators, it was determined that the by-law should provide for the time-stamp being shown on either portion of the parking ticket.

MOVED by Ald. Gibson

THAT the request from Campney & Murphy be granted and, therefore, recommendation 'C' and the draft amendment to the Vehicles for Hire By-law be deferred, pending the hearing of the delegation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendations 'A' and 'B', as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(March 31, 1978)Tender 782 - Street Pavements & Curbs
Tender 783 - Lane Pavements.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Planning and Development,
March 16, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Haro Park Site
- Cl. 3: Housekeeping Amendments - Stage 2 - Zoning and Development By-law

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Transportation,
March 16, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Lighting of Downtown Parking Lots
- Cl. 2: Free Downtown Bus
- Cl. 3: Quebec-Columbia Connector

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
March 16, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Provincial Youth Employment Program (PYEP '78)
- Cl. 2: Rationalization of the City's Financial and Management Information Systems

Provincial Youth Employment
Program (PYEP '78) (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be amended and then approved as follows:

- "A. THAT City Council increase its share of the cost of the Provincial Youth Employment Program to a maximum of \$31,500 and that all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.
- B. THAT City Council approve an expenditure of funds totalling \$31,500 as the City's share for the Provincial Youth Employment Program from the 1978 Revenue Budget.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
March 16, 1978 (cont'd)

Provincial Youth Employment Program
(PYEP '78) (Clause 1) (cont'd)

C. THAT the City Manager be asked to investigate further projects where the City's contribution can be funded entirely from existing City accounts for temporary help, and be authorized to submit such projects to the Provincial Government.

D. THAT the City Manager be authorized to list projects within each priority in order of preference, and to submit Priority 2 projects in substitution for any Priority 1 projects that do not receive Provincial approval."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Rationalization of the City's
Financial and Management Information
Systems (Clause 2)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Community Services,
March 23, 1978

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Recorded Votes in Committee
- Cl. 2: Entertainment in Cabarets
- Cl. 3: Extension of Hours - Hotel 'Pubs' - (Dufferin and No. 5 Orange)
- Cl. 4: New Modern Rooms re Lodging House By-law
- Cl. 5: Food Preparation Vehicle

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Gibson, Kennedy, Puil and the Mayor opposed)

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The Council recessed at 5:55 p.m. to reconvene at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS (cont'd)

Jericho Hangars

Vancouver City Council on March 7, 1978, deferred consideration of a motion by Alderman Brown on the disposition of the Jericho Hangars pending the hearing of a delegation from the Ne Chi Zu Guild. Before Council this evening was the motion by Alderman Brown and the report of the Standing Committee on Community Services dated March 9, 1978, on Jericho Hangar No. 5.

Commissioner Ian Bain, Chairman of the Park Board and Mr. Larry Foster, Director of Planning for the Park Board, gave a presentation to Council on proposed development plans for the Jericho Beach Park. Commissioner Bain outlined the major components of the Park Board's Jericho Beach Park plan and on behalf of the Board, urged Council to support the plan, both in terms of funding approvals and required jurisdictional transfers.

By means of plans, Mr. Larry Foster reviewed the Park Development Works at Jericho from 1976 to the present and the Projected 1978 Park Development Program. It was noted that the 1978 Program proposes the removal of Hangars Nos. 5 and 6 with Hangars Nos. 7 and 8 being retained and converted into large covered spaces suitable for indoor sports and fieldhouse purposes.

Council then heard representations from the following delegations:

- Mr. David Weston, Ne Chi Zu Artists' Guild, read from a brief previously filed with Council, in which the Guild requested a two year tenancy with a three year option to renew in Hangar No. 6, together with appropriate care-taking arrangements. In addition, Mr. Weston read from a letter from the Faculty of Architecture at U.B.C. (previously circulated to Council) urging Council to approve the request of the Ne Chi Zu Artists' Guild for a lease on Hangar No. 6.
- Mr. Jim Lipkovits, Community Communications Consortium, Ms. Gloria Kieler, Metro Media Association of Greater Vancouver and Mr. Jerry Domer, Head of the Vancouver Community College School of Music and Conductor of the Vancouver Philharmonic Orchestra, addressed Council and urged that Council make space available to their organizations in Hangar No. 5.
- Mr. W.H. Irvine, Pacific Aviation Museum, advised that his group is still interested in the City's reaction to its proposed acquisition of Hangar No. 5 and later Hangar No. 6 for an aviation museum. He indicated that his group did not foresee any difficulty in obtaining donations to cover the cost of the necessary outside work on the Hangars.
- Mrs. W.H. Talbot read from a brief previously filed in which she concurred with Alderman Brown's motion to turn over D.L.s 4565, 5098 and 7030 of the Jericho parkland to the care, custody and management of the Park Board.

cont'd....

DELEGATIONS (cont'd)Jericho Hangars
(cont'd)

- Mrs. J.C. Hewson read from a brief previously circulated in which she also supported Alderman Brown's motion re disposition of Jericho lands.
- Ms. Christl Kenney also urged Council to turn over the care, custody and management of the Jericho parklands to the Park Board.
- Mrs. Christine Price stated that the Hangars on the Jericho parkland should be demolished and any buildings needed for specific recreation activities, be specially designed for their intended use and located where they would not impinge on the landscape.
- Mr. B.D. Grady addressed Council and urged that the Hangars on the Jericho parkland be demolished.
- Dr. Syd Butler, Jericho Sailing Centre Association, addressed Council stating that his Association needs access to the water but does not need Hangar space.

MOVED by Ald. Brown,
 THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

MOVED by Ald. Harcourt,
 THAT Council approve the leasing of Jericho Hangar No. 6 to the Ne Chi Zu Artists' Guild for two years with a two year option to renew.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson and the Mayor opposed)

MOVED by Ald. Puil,
 THAT Council approve the leasing of Jericho Hangar No. 6 to the Ne Chi Zu Artists' Guild for two years without an option to renew.

- CARRIED

(Aldermen Brown and Gibson opposed)

MOVED by Ald. Harcourt,
 THAT the proposal of the Pacific Aviation Museum to convert Jericho Hangar No. 5 into a public aircraft museum be referred back to the Community Services Committee.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Boundary Road Improvements and Associated Matters

Due to the lateness of the hour, the Mayor polled the delegations present to speak to Boundary Road Improvements and Associated Matters for their reaction to deferring this item to the next meeting of Council. The delegations concurred with the proposed deferment.

MOVED by Ald. Rankin,

THAT this matter be deferred to the next meeting of Council and that it be the first item on the agenda at 7:30 p.m. that evening.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the City Clerk be instructed to advertise the meeting on Boundary Road Improvements and Associated Matters in the local papers.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committee on Planning and Development, March 23, 1978

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: University Endowment Lands
- Cl. 2: Kiwassa N.I.P. Concept Plan
- Cl. 3: Kensington N.I.P. Concept Plan
- Cl. 4: Co-operative Housing Proposal - 4th Avenue and Discovery Street
- Cl. 5: Vancouver International Airport - Noise Abatement

University Endowment Lands (Clause 1)

MOVED by Ald. Harcourt,

THAT recommendation F of the Committee contained in this Clause be deleted;

FURTHER THAT the remaining recommendations of the Committee be approved after amending recommendation A by inserting the words "administered by the G.V.R.D." after the figure "2".

- CARRIED UNANIMOUSLY

Kiwassa N.I.P. Concept Plan (Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
March 23, 1978 (cont'd)

Kensington N.I.P. Concept
Plan (Clause 3)

During consideration of this Clause, Council noted a letter dated March 30, 1978, from the Kensington Citizens N.I.P. Planning Committee in which the Planning Committee clarified its position that it does not wish to use N.I.P. funds to subsidize private property owners with respect to local improvements. In this regard, the Planning Committee passed the following motion:

"N.I.P. would pay toward the City's cost of curbs/paving and the full cost of installing sidewalks adjacent to public spaces."

The above motion would replace the third sentence of the first paragraph under 'Curbs and Sidewalks around Schools and Parks' on page 7 of Appendix A of the Kensington N.I.P. Concept Plan.

Also before Council was a memorandum dated March 31, 1978, from the City Engineer supporting the position of the Kensington Citizens N.I.P. Planning Committee and requesting Council to give careful consideration to the matter of subsidies for physical improvements, particularly within the boundaries of N.I.P. areas.

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D to read as follows:

"D. THAT City Council approve in principle the N.I.P. funding allocations outlined in this report with the exception of physical improvements - curbs and sidewalks around schools and parks and that this matter including the letter from the Kensington Citizens N.I.P. Planning Committee and the memorandum from the City Engineer and the additional City money required (50,000) for the Physical Improvements-Streets item and to match the 'freed-up' Federal and Provincial money, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Co-operative Housing Proposal -
4th Avenue and Discovery (Clause 4)

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee contained in this Clause be approved after adding the words "and report back to the Planning and Development Committee";

FURTHER THAT recommendation B of the Committee be deferred.

- CARRIED UNANIMOUSLY

Vancouver International Airport -
Noise Abatement (Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT this resolution of the Standing Committee on Planning and Development be forwarded to the Federal Minister of Transport.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (cont'd)

VI. Report of Standing Committee
on Planning and Development,
March 9/March 16, 1978

Central Waterfront - Official
Development Plan (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Finance & Administration,
March 30, 1978

The Council considered this report which contains two
clauses identified as follows:

- Cl. 1: Potential Budget Cuts - Suggestions Arising
from the Review of Departments
- Cl. 2: Further Departmental Reviews

Clause 1

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved, except that the review of the City
Clerk's Department be not undertaken in 1978.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Towing
Regulations)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

cont'd....

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BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Towing
Regulations) (cont'd)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT section 1 of the By-law be amended by deleting the
word "thereon" and adding the words "on the ticket or the
receipt or both".

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Closing, Stopping Up, Conveying &
Subdividing with Abutting Lands
(Pendrell Street between Burrard &
Thurlow Streets - St. Paul's Hospital)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets
and lanes lying within the limits of the City of
Vancouver;
- (2) Expansion of St. Paul's Hospital requires the closure
of Pendrell Street from Thurlow Street to Burrard Street
and the closure of the lanes north of Pendrell Street
easterly from Thurlow Street;

THEREFORE BE IT RESOLVED THAT all the hereinafter described
portion of street and portions of lanes be closed, stopped up and
conveyed to the abutting owner:

- (1) That portion of road dedicated by the deposit of Plan 92
adjacent to Block 9, District Lot 185, lying between the
southwesterly production of the northwesterly limit of
Lot 10 (Plan 92) said Block 9 and the southwesterly
production of the southeasterly limit of Lot 'A' (Plan
10650), said Block 9;
- (2) That portion of lane dedicated by the deposit of
Plan 92 in said Block 9 lying between the production
northeasterly of the northwesterly limit of said Lot
10 and the northwesterly limit of said Lot 'A';
- (3) All the lane dedicated by the deposit of Plan 10650
in said Block 9;

The said portions of street and lane dedicated by the deposit
of Plan 92 are shown outlined red and the portion of lane dedicated
by the deposit of Plan 10650 is shown outlined green on plan
prepared by Noel E. Peters, B.C.L.S. dated September 15, 1977,
and marginally numbered LE 4077, a print of which is hereunto
annexed; and

FURTHER BE IT RESOLVED THAT all the aforementioned lanes and
street, now closed, be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- B. Allocation of Lands for Lane Purposes (S2' of Lots 6 and 7, except the North 7' of each Lot shown on Plan 3932, now road, Block 243, D.L. 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lots 6 and 7, except the North 7 feet of each lot shown on Plan 3932, now road, Block 243, District Lot 526, Plan 590. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated March 14, 1978, and marginally number LF 8572, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- 1. Alderman Kennedy - Leave of Absence

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,

THAT leave of absence be granted Alderman Kennedy from April 19, 1978, to May 15, 1978, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Twinning with Sister Cities

In response to an enquiry from Alderman Gerard, the Mayor advised that he will be visiting Edinburgh in the near future to participate in ceremonies confirming Vancouver's twinning with that City. Alderman Kennedy will also be visiting Edinburgh in an official capacity and his visit will coincide with that of the Mayor.

Alderman Gerard suggested that the same principle should apply to Aldermen visiting Edinburgh as apply to members of Council visiting Odessa both of which are sister cities with Vancouver. The Mayor advised that he will have a report on this matter before Council next week.

Alderman Harcourt - Vancouver Canadian Baseball Team

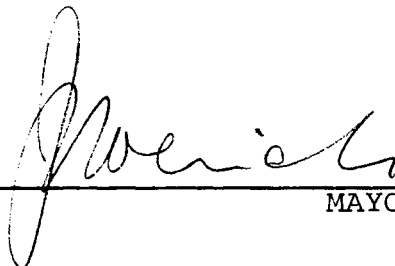
referred to the resignation of the General Manager and the fact that the Baseball Team may lose its present subsidy. He wondered if the Vancouver Canadian Baseball Team was disbanded whether it might be possible to use Capilano Stadium for amateur sports.

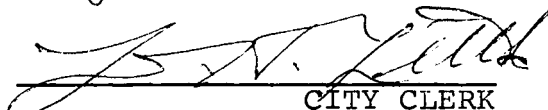
- - - - -

The Council adjourned at approximately 9:45 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of April 4, 1978, adopted on April 11, 1978.


MAYOR


CITY CLERK

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Jericho Hangar No. 5

City Council, on November 29, 1977, approved terms for the lease of Hangar No. 5 as recommended by the Community Services Committee and requested the City Manager to examine proposals received by the City for the use of Hangar No. 5 and report back.

The Committee had before it for consideration a Manager's report dated March 1st, 1978 (copy circulated) in which the City Manager reported that three proposals were submitted for the use of Jericho Hangar No. 5.

The City Manager, in his report, concluded that none of the proposals meet all the conditions which Council adopted and that none of the three organizations which submitted proposals can prove sufficient financial viability.

The City Manager recommended that since the search did not turn up any creditable proposals meeting the City's guidelines, that the City agreed to the request of the Park Board to turn over the property upon which the Jericho hangars are situated to the Board's care, custody and management for park purposes.

Representatives of the three organizations (Pacific Aviation Museum, FIDO and Community Communications Consortium) were advised and representatives of two of the organizations appeared before the Committee this date.

Mr. K. D. Hodsall, Vice-President of the Pacific Aviation Museum, advised the Committee that his organization cannot submit an application to senior levels of government for funding until it has secured a lease on Jericho Hangar No. 5. He further pointed out that the membership of the Pacific Aviation Museum includes a number of tradesmen who would be willing to volunteer their time to renovate the hangar for use as an aircraft museum.

Mr. W. H. Irvine advised that a number of aviation organizations in the Province support the proposal and urge that the Committee recommend Hangar No. 5 be leased to the Pacific Aviation Museum.

In response to questions by the Committee, the proponents of the aviation museum admitted that they will ultimately require both Hangars 5 and 6, but that initially the group would require only Hangar No. 5.

Continued

Clause No. 1 Continued

Representatives of the Pacific Aviation Museum distributed to the Committee copies of letters dated March 8th and 9th, 1978 (copies circulated) which provided further information on their proposal.

Mr. J. Lipkovits, spokesman for the Community Communication Consortium, advised that his organization, which includes five media production groups, proposed to operate the hangar in a somewhat similar manner to its use during Habitat, that it would be a public television centre and public meeting place. He urged that the buildings not be torn down and that the Manager's recommendation to turn the lands over to the Park Board not to be approved.

Members of the Committee expressed interest and enthusiasm in the proposal of the Pacific Aviation Museum to operate an aircraft museum in Hangar No. 5 and felt that this group would probably have the greatest opportunity of securing funds from other levels of government to renovate the building, and following discussion, it was

RECOMMENDED

THAT the City Manager consult further with representatives of the Pacific Aviation Museum to clarify the costs of converting Jericho Hangar No. 5 into a public aircraft museum and report back to the Community Services Committee.

FURTHER THAT the City Manager's report include further information on the proposal for the use of Hangar No. 5 submitted by the Community Communication Consortium.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 586

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 23, 1978, at approximately 12:15 P.M. at the Carnegie Library, Hastings and Main Streets, adjourned and reconvened at approximately 1:45 P.M. in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Financing and Redevelopment of Carnegie Library

The Committee had before it for consideration a Manager's report dated March 22, 1978 (copy circulated) in which the Director of Social Planning reported on the background and the restoration and construction costs for the Carnegie Library building.

Also before the Committee was a letter dated March 22, 1978 (copy circulated) from the Chairman of the Park Board which advised that the Board, on Monday, March 20, 1978, passed a motion that City Council be advised that the Board does not support the Carnegie Library project proceeding in 1978.

In the Manager's report, the Director of Social Planning advised that the latest cost estimate for the restoration and construction work is \$1,873,000. With capital funding available totalling only \$1,015,212, it leaves \$857,788 of capital funding still required.

The \$1,015,212 which is available to date is comprised of \$615,212 remaining from an allocation of \$650,000 approved by Council on February 24, 1976, plus a \$400,000 Recreation Facilities Program (REFAP) grant from the Provincial Government, if recommended by City Council.

In the report, the Director of Social Planning recommended that Council approve the additional \$857,788 from the 1978 Supplementary Capital Budget.

In the report, the City Manager pointed out there are several options available to Council ranging from doing nothing and leaving the building unused up to carrying out the full program as recommended by the Director of Social Planning, requiring the additional funding of \$857,788.

The City Manager recommended against deferring the project to 1979.

Continued . . .

Clause No. 1 Continued

Members of the Committee were taken on a tour of the Carnegie Library building and given a brief explanation of the renovation work and additions proposed and the uses to which the Library will be put.

Following the tour the Director of Social Planning spoke to the report and several members of the Carnegie Building Planning Advisory Committee, which is chaired by the Director of Social Planning, addressed the Committee and urged that the Committee recommend that Council allocate the additional \$857,788 required to complete the project in its entirety.

The City Architect pointed out that the building has been empty for ten years and that the proposed redevelopment is the best use of the structure. He pointed out that the reconstruction costs are approximately \$51.00 per sq. ft. which, he indicated, is a reasonable cost.

In response to questions from Committee members regarding the source of the additional funds required, the City Manager advised that the 1978 Supplementary Capital Budget has been set at \$8.25-Million and that the full amount has been allocated, but there are some projects which are uncertainties, such as the Champlain Heights Community Centre. He stated that if the Supplementary Capital Budget is restricted to \$8.25-Million, it would be difficult to include any extra funding required for the Carnegie project. However, he suggested it may be possible, when the City examines its final 1978 budget, to add more funds to the Supplementary Capital Budget at no tax increase, and he indicated he may recommend this be done.

Mr. I. Bain, Chairman of the Park Board, pointed out that operating costs for the building could be as high as \$400,000 a year.

The City Manager advised that the annual operating cost has been estimated at approximately \$200,000 for the activities which have been proposed for the building compared with approximately \$100,000 a year for a typical community centre.

During discussion a member of the Committee inquired whether The 44 would be closed once the Carnegie building is reopened and the Director of Social Planning replied that it would not be closed.

Following further discussion, it was

RECOMMENDED

THAT City Council approve \$857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie building as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants.

At the request of the Committee, Alderman Ford is recorded as voting against.

Following discussion of the Carnegie building, the City Manager requested the Director of Social Planning to prepare a report on operating costs of the building, such report to be submitted to Council with the Committee's report.

MANAGER'S REPORT

DATE March 31st, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: CARNEGIE LIBRARY: 1) Estimated Operating Costs, and
2) Employment Generated by Renovations

CLASSIFICATION: INFORMATION

The Director of Social Planning reports as follows:

" At the Community Services Committee meeting on March 23rd, 1978, the City Manager requested information on the above two matters when the Carnegie Building was discussed.

Estimated Operating Costs

The following operating cost estimates are provided for Council's information only and have been arrived at in discussion with Parks Board Library personnel. They include administration, program equipping and operating costs for the Carnegie Building. No attempt has been made to calculate off-setting rental revenues and program fees which would reduce the facility operating costs to some extent.

The proposals made represent the most appropriate level of programming for the proposed Carnegie Building in the view of all officials contacted given the nature and purpose of the building, its location and the people it is intended to serve.

Carnegie Building Estimated Operating Costs

A. Staff Salaries (77 Rates)

1. Administration

1 Community Recreation Coordinator 3 (p.g. 27, step 1)	\$18,816.00
1 Facility Clerk (Clerk Typist III) (p.g. 13, step 1)	10,320.00
1 Information Clerk (Clerk Typist II) (p.g. 9, step 1)	9,144.00

2. Program Staff

3 Recreation Programmers ¹ (p.g. 16, step 1) \$11,460 x 3	34,380.00
1/2 Time Librarian I (p.g. 21, step 4)	8,220.00
2 1/2 Library Assistant III (p.g. 12, step 3)	26,580.00
Vacation & Sick Relief - 368 hours L.A. III	2,142.00
Part time Recreation Program Staff	15,000.00
Total staff salaries	124,602.00
Fringe Benefits @ 13.5%	16,821.00
Total salary costs	\$141,423.00

¹ Recreation Programmers while programming the total facility, would have the following areas of interest: (i) cultural programming, (ii) sports, athletics and personal fitness programming, (iii) programming for elderly and handicapped.

- 2 -

B. Programming Costs	
1. Reading Room Establishment ² - Non-recurring (includes provision for 30-40 newspapers, 50-75 magazines and 10,000 paperbacks)	\$17,000.00
2. Materials: newspapers, magazines, paperbacks	7,000.00
3. Arts and Cultural Activities (includes rental of 2 films/week plus fee for 1 live performance per week and a small \$2000 advertising and promotion budget)	22,000.00
4. Recreation Program Supplies	5,000.00
5. Total Programming Costs	\$51,000.00 =====
C. Building Operating and Maintenance	\$67,500.00 =====

\$2.50/sq.ft. x 27,000 sq.ft.
(includes heat and utilities, engineering and
custodial services and building maintenance costs
based on actual civic experience at City Health
Department building, 1060 West 8th Avenue)

Total Estimated Operating Costs: Carnegie Library (1977 rates) - SUMMARY

A. Staff salaries and fringe benefits	\$141,423.00
B. Programming Costs	
i) Non Recurring Reading Room Establishment	17,000.00
ii) All other programming costs	34,000.00
C. Building Operating and Maintenance Costs	67,500.00
D. Estimated Total Operating Costs	\$259,923.00 =====

These estimated operating costs include the establishment of 9 new recreation, library and secretarial positions, part time recreation job opportunities, plus engineering and custodial staff positions.

EMPLOYMENT GENERATED BY CARNEGIE LIBRARY CONSTRUCTION

Approval of the additional \$860,000 to complete the construction of the Carnegie Building will provide the construction trades with an estimated total of 1500 man/weeks of employment (representing the equivalent of 29 men employed for one full year).

The foregoing operating costs are estimates presented for the information of City Council and would be subject to the normal budget review process prior to being considered by Council if and when the building is renovated and ready for use. This is not likely to occur prior to the summer of 1979.

² Library officials noted that their most recent experience in setting establishment costs for a branch library has been at West Point Grey Branch Library where the initial non-recurring establishment cost for books was \$120,000 as compared with the proposed \$17,000 for the Carnegie Reading Room. "

The City Manager submits the foregoing report of the Director of Social Planning for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 511

A-1

MANAGER'S REPORT, MARCH 31, 1978 (WORKS: A1 - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION1. Closure of Portion of Oak Street at S.W. Marine Drive

The City Engineer reports as follows:

"The west 7 feet of Subdivision F of Lot 18 of Lots 18 to 30, Block C and of Lots 24 to 33, Block D and of Blocks Y and Z, District Lots 319, 323 and 324, Plan 3408 was established for road when the City had plans for widening this portion of Oak Street to 80 feet. It is now planned for this portion of the street to remain 66 feet in width. The owners of the above-mentioned Subdivision F have applied to purchase this 7-foot strip abutting their land.

I recommend that portion of Subdivision F included in Explanatory Plan 6131 of Lot 18 of Lots 18 to 30, Block C and of Lots 24 to 33, Block D and of Blocks Y and Z, District Lots 319, 323 and 324, Plan 3408, which was established for road be closed, stopped up and conveyed to the abutting owners subject to the following conditions:

- (a) The applicant to pay \$4,000 in accordance with the recommendation of the Supervisor of Properties.
- (b) The closed road to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. Revision of the Water Works By-law No. 4848

The City Engineer reports as follows:

"Amendments to the Water Works By-law are recommended in the following areas:

1. Connection fees and other miscellaneous fees
2. Section 5 - Type and Arrangement of Meters and Service Pipes
3. Section 14 - Prevention of Contamination
4. Metrication

An explanation of the above recommended changes is provided in the Engineering Department's Technical report to the City Manager dated March 15, 1978. For Council's convenience, the following discussion of the major changes recommended in the technical report is given:

Proposal No. 1: Changes in Fee Schedule for Water Service.

The cost of installing water service pipes and water meters is recovered from the customer from fees levied under the Water Works By-law. The fees for installing water service pipes and meters were last changed in May of 1977. The fees were then set to cover the costs for a one year period. To keep pace with inflation, a revision in the fee schedule is now recommended. The new fee structure recommended will again cover costs for a one year period.

SCHEDULE 'A' Service Pipe or/Connection Fee

<u>Service Pipe Size</u>	<u>Present Fee</u>	<u>Proposed Fee</u>
20mm (3/4")	\$475.00	\$490.00
25mm (1")	\$525.00	\$565.00
40mm (1½")	\$675.00	\$730.00
50mm (2")	\$850.00	\$920.00
80mm (3")	'at cost'	'at cost'
100mm (4")	'at cost'	'at cost'
150mm (6")	'at cost'	'at cost'
200mm (8")	'at cost'	'at cost'
300mm (12")	'at cost'	'at cost'

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (WORKS: A1 - 2)

Clause No. 2 continued:

SCHEDULE 'G' Fees for Installation of Water Meters

Size of Standard Meter	Present Fees		Proposed Fees	
	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
17 & 20mm (5/8" & 3/4")	\$180.00	\$60.00	\$195.00	\$65.00
25mm (1")	180.00	60.00	195.00	\$65.00
40mm (1½")	190.00	70.00	205.00	\$75.00
50mm (2")	200.00	80.00	215.00	\$85.00
80mm (3")	1,270.00	120.00	1,270.00	120.00
100mm (4")	1,375.00	150.00	1,375.00	150.00
150mm (6")	1,590.00	200.00	1,700.00	200.00
200mm (8")	'at cost'	250.00	'at cost'	250.00
250mm (10")	'at cost'	300.00	'at cost'	300.00
Size of Fire line (Low Head Loss) Meter				
100m (4")	1,610.00	250.00	'at cost'	250.00
150mm (6")	2,225.00	300.00	'at cost'	300.00
200mm (8")	'at cost'	350.00	'at cost'	350.00
250mm (10")	'at cost'	400.00	'at cost'	400.00

Proposal No. 2 - Type and Arrangement of Meters and Service Pipes

The present By-law prescribes that the connection fees applicable to two service pipes installed concurrently, either by separate service pipes laid concurrently in the same trench, or by a twin service pipe (one pipe branches into two at the property line), shall be the fee of the larger service pipe plus 50 per cent of the fee for the smaller service pipe. With an 'at cost' fee for large service pipes, the 50 per cent fee for the smaller service pipe does not represent the cost of installation. The recommended changes to the By-law sets the fee for the smaller service to be 'at cost' if the larger service fee is 'at cost'.

Proposal No. 3 - Fees for Shut Down or Service Calls

The customer may in an emergency, or for any other special reason, request a service call by City waterworks crews. If more than one call is made during normal working hours in any 30 day period, or if the call takes place outside of normal working hours for the convenience of the customer, a fee of \$15.00 is charged. This fee is intended to only partially offset the City's average costs. A fee increase to \$25.00 is recommended to keep pace with inflation. (Last changed in 1974)

Proposal No. 4 - Fee for Temporary Water for Construction Purposes

The current section provides for a \$3.00 fee for water used during construction of a residence consisting of not more than two dwelling units. This fee produced only \$597.00 in revenue in 1977, and is added to the building permit at time of issue. This fee causes confusion on the part of the people applying for building permits when they interpret it to be the cost of the water service and they have expressed concern when they find out later that the service costs \$475.00 (1977 fee). The recommended change eliminates the \$3.00 fee.

Proposal No. 5 - Prevention of Contamination

Additional paragraphs are proposed to re-enforce the Engineer's authority to approve cross connection control devices installed on private property to protect City's water system, require annual testing of devices to ensure operation, and place restriction on private non potable water piping installed on City streets to minimize the risk of contamination of the City water system.

Proposal No. 6 - Metrication

Recommended is the change of the units of measurement referred to in the By-law to the International System of Units (SI). The SI units adopted are those recommended by the American Water Works Association for the water supply industry.

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (WORKS: A1 - 3)

Clause No. 2 continued:

The City Engineer recommends that:

- a. the proposed By-law changes as tabulated in the technical report to the City Manager, dated February 15th, 1978, and in part outlined above, be approved in principle,
- b. the Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law,
- c. The effective date of the By-law and rate schedule be May 16, 1978.

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Sewer Separation on Private Property

The City Engineer and Director of Permits and Licenses report as follows:

"BACKGROUND

In 1974, Council considered a number of reports about sewer separation (provision of separate sanitary and storm sewers) on private property relative to the means of achieving this separation and the cost implications. These reports arose because of the City's large expenditures in the provision of separate sewers in various areas of the City to replace the combined system.

The City sewer system consists principally of two types, either combined or separate which are described below:

A. Combined

About 80% of the total system has been constructed on the combined sewer basis. In this system, domestic and industrial sewage are carried in the same pipe as storm drainage water. The main disadvantage of this type of system is that during rainfall periods the resulting combined flow is too large to be carried to or treated by the sewage treatment plant. As a result overflows of mixed sanitary sewage and storm water are spilled into receiving waters during periods of relatively heavy rainfall.

B. Separate

About 20% of the system has been constructed on a separate sewer basis. In this system, domestic and industrial sewage are carried in one pipe and storm water is carried in another pipe. This enables the sanitary sewage to be conveyed to the treatment plant at all times without dilution by storm water, and prevents contamination of the storm water discharging into local receiving waters by domestic and industrial waste.

Since 1971, the City and the Greater Vancouver Sewerage and Drainage District have spent in excess of \$30,000,000.00 (Thirty Million Dollars) in reconstructing the old combined sewers into separate sewers. The work has been primarily carried out in the following areas: West End; a large portion of Downtown; the False Creek Flats; Kitsilano; the area bounded by Main, Broadway, Great Northern Way and Commercial; and the area between Marine Drive and the Fraser River from Granville to Boundary. The main objectives of this program are to reduce the amount of sanitary sewage which discharges to the waters of False Creek, English Bay, and the Fraser River and to replace systems in poor condition or inadequate in size.

EFFECT ON PRIVATE PROPERTY

Whenever the combined sewer system is replaced with a new separate sewer system, a major problem arises in separating the sanitary sewage and storm flow from existing buildings. Many of the older buildings have internal combined plumbing systems, in which water from the roof and foundation drains is mixed with the sanitary flow.

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (WORKS: A1 - 4)

Clause No. 3 continued:

If these sewer systems on private property are not separated, the pollution control benefits of a separate sewer system will not be achieved to a large degree and the frequency of flooding of private properties from an overloaded sanitary system (which would still be carrying some storm water) will be increased. The sanitary system in a separated area does not normally have the capacity to carry all the storm water flows which reach it through combined connections. This will cause surcharging of the sanitary sewer, overloading of sanitary pumping stations creating flooding conditions and overflows of sanitary sewage to receiving waters. In order to separate the sanitary flow from the storm runoff flow it is necessary for owners of the buildings to separate their private plumbing systems.

The question of who should pay the cost of sewer separation on private property was the subject of considerable discussion in 1974 which resulted in Council finally adopting the following: 'That the City pay the cost of all work between the property line and the building with the property owners paying for all changes inside buildings'.

The estimated cost of this work for the number of buildings with combined systems in the areas described earlier in this report was \$2,000,000.00 (Two Million Dollars). (NOTE: Buildings constructed after 1970 are required by By-law to provide separate sewer systems within the building.)

As a result of Council's decision \$2,000,000.00 (Two Million Dollars) was provided in the Sewers 1976 - 1980 Five-Year Capital Plan for sewer separation on private property.

STATUS OF PROGRAM TO DATE

An extensive survey of the buildings in the areas concerned has been done. Our surveys show that between 1,400 and 1,500 buildings require separation and the distances from the property line to the building vary from 20 feet to 1,200 feet. In view of this, it is suggested that a different City funding arrangement for sewer separation on private property is appropriate. This new proposal, which would be considerably more fair and simple from both the City's and building owner's point of view, would be for the City to pay an amount equal to the cost of the work up to a maximum of \$1,200.00 (approximately \$2,000,000.00 (Two Million Dollars) for approximately 1,500 buildings) for the work to be carried out between the property line and the buildings. Payment would be made upon satisfactory completion of the work. This procedure would allow the building owner to arrange for whoever he wanted to do the work on his property including any required work within the building that the City was not going to have any responsibility for in any event. Such a procedure would be significantly easier to administer and should result in the sewer separation work taking place faster, therefore, realizing the benefits from the large expenditure of funds already by the City in providing the separate system. Prior to construction, the estimated cost of the proposed work (contractor's bid) will be reviewed to ensure that the amount chargeable to the City is reasonable.

RECOMMENDATION

Accordingly, the City Engineer and Director of Permits and Licenses recommend that:

The Council resolution of July 30, 1974 that approved the City paying the cost of all work between the property line and the building be amended as follows: that for sewer separation work between the property line and the building the City will pay: (a) an amount equal to the cost of the work if the cost is less than \$1,200.00 or (b) \$1,200.00 if the cost of the work is more than \$1,200.00."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 580

BUILDING AND PLANNING MATTERS

CONSIDERATION:

- 1. Rezoning Application:
1808 Nelson Street

The Director of Planning reports as follows:

"A rezoning application has been received from Sidney C. Suen, Architect, to amend the West End Official Development Plan, to extend the local commercial designation to include the site at 1808 Nelson Street (S/S of Nelson Street west of Denman Street) E½ of Lot 2, Block 69, D.L. 185, Plan 92 for the purpose of extending the existing retail building which fronts onto Denman Street onto this property.

Present Zone: W.E.D. (West End District) - under the Official Development Plan for the West End this site is designated for residential, social, recreational and public use.

Requested Zone: To extend the local commercial designation to this site.

SITE ANALYSIS

The site has a frontage along Nelson Street of 33 feet and extends for a depth of 131 feet to a 33 foot wide lane at the rear. The present use of this property for parking in conjunction with commercial uses to the east was approved in 1959. Vehicular access to the site is presently provided from both Nelson Street and the lane. (See Appendix A).

Adjoining the site on the east are two properties which are designated as "Local Commercial" under the West End Official Development Plan. The most southerly of these properties is presently developed with a one storey bank which provides off-street parking along the side of the building. The existing building extends to the westerly property line (adjoining the site of the proposed rezoning) as the rear yard requirement was relaxed in 1961. The northerly property is presently developed with one-storey building containing two restaurants and a dry cleaners/laundromat. The parking approved for the site of the proposed rezoning is required in conjunction with these three uses.

The site and lands to the west are designated for residential, social, recreational and public uses under the West End Official Development Plan and are generally developed with residential buildings varying from single family dwellings to multi-storey highrise. The lot adjoining the site on the west is developed with a 2½ storey one-family dwelling which is well maintained and appears to be in sound condition. (See Appendix B).

BACKGROUND

The intent of the West End Official Development Plan with respect to lands designated as Local Commercial is to permit "small scale commercial uses catering to the needs of West End Residents".

The possibility of extending the depth of some of the shallow lots along Denman Street has been considered by the Planning Department since a June 1976 meeting with commercial property owners and merchants who expressed problems related to the provision of both sufficient square footage to support certain retail uses and the required off-street parking and loading spaces.

Manager's Report, March 31, 1978 (BUILDING: A-4 - 2)

Clause 1 Cont'd

With respect to the site of the current rezoning application, a previous application requesting rezoning to permit a mixed commercial/residential use was submitted by a different applicant in April 1976. The file on this application was closed on August 26, 1976 following several unsuccessful requests to the applicant for additional information.

PROPOSED DEVELOPMENT

Initial drawings received with this application indicated an extension of the two existing restaurants and the dry cleaners/laundromat. The proposal was changed after the Public Information Meeting on October 20, 1977 and discussions with Planning Department Staff.

Revised sketch plans, stamped "Received City Planning Department, December 14, 1977", indicate renovations and additions which would extend the existing building at 1003-05-07 Denman Street onto the site. The proposal would increase the existing floor space by 51% from 3,462 square feet to 5,219 square feet. One of the restaurants would be enlarged while the remainder of the proposed development would be occupied by a branch of the Bank of British Columbia. This bank would move from its present location further south along Denman Street. The applicant has submitted several letters suggesting that the Bank of B.C. would be interested in obtaining a 60 year lease on the enlarged premises. However, a letter from the Bank of British Columbia, dated November 16, 1977, to the applicant, did state that the entire premises would have to be vacant. This indicates uncertainty with regard to possible tenancy of any redeveloped scheme.

It is important to note that if the proposed rezoning were to be approved, development would in no way be tied to the proposal currently submitted. The use and detailed form of development would be assessed by the Development Permit Board under a Development Permit Application.

CITY ENGINEER

The City Engineer, in a memorandum dated August 25, 1977, made the following comments with respect to the initial drawings submitted:

"I have no objections to this rezoning proposal as submitted, however, garbage pick-up facilities must be resolved to my satisfaction at the Development Permit stage."

PUBLIC INFORMATION MEETING

The Planning Department sponsored a Public Information Meeting on October 20, 1977 largely in response to letters sent to the Department by neighbouring residents who were in opposition to this proposed rezoning. The major concern expressed by residents, in the letters and at the meeting, was the possible extension of the existing odours and noise of the restaurants towards the residential properties which border this site to the west. The current problems experienced by the residents were well represented in a letter from Mr. Rex Owen, which is attached as Appendix C. Mr. Owen, owner and resident of the single family dwelling immediately adjacent to the proposed rezoning site, has subsequently met with the applicant and has expressed agreement with a bank as a tenant in the revised development proposal. It should be noted that the revised plans still indicate that one of the restaurants would remain. Therefore, it is difficult to assess whether all problems raised by local residents would be alleviated in the revised development proposal.

ANALYSIS

The depth of the majority of commercial sites along Denman Street is 66 feet. There are four locations, including the site, where proposals to increase the existing commercial depth could be made. Extension in other instances is restricted by substantial developments on the adjoining lands. Approval of this and similar applications could detrimentally affect the livability of adjoining residential properties.

The position of local residents as expressed at the Public Information Meeting may be interpreted as a concern for the lack of control which City regulations have in the realm of ensuring "neighbourliness". Residents have indicated strong concern with the present restaurant operations and an extension of these uses further into the residential neighbourhood is opposed. The opportunity for

Cont'd . . .

Clause 1 Cont'd

improvement under the Development Permit process must be weighed against the limitations of the process and the potential aggravation of the current situation should the restaurant operations or other "undesirable" uses be extended closer to the residential community.

Extension of commercial development onto the site would significantly restrict the development opportunities of the 33 foot lot to the west, which is currently occupied by a single, one-family dwelling. This lot would essentially be "locked in" and difficult to redevelop.

Refusal of this application does not present a total hardship to the applicant. The parking presently provided on the site could continue to serve the existing commercial development on the easterly adjoining lot. The Development Permit Board could consider continued use of this site for parking should the commercial property along Denman Street be redeveloped. There is, then, the opportunity to improve the existing situation.

Redevelopment of the site could take place if the adjoining commercial property was redeveloped to provide parking on-site, or the parking requirement was relaxed. Experience with commercial lots of similar depth along Denman Street indicates that provision of on-site parking is difficult but not impossible. Parking has been provided through either surface, underground or indoor parking. The provision of on-site parking on this specific site may be further complicated given problems of access related to the busy intersection of Denman and Nelson Streets.

The Planning Department, in its 1978 Work Program, will be reviewing the current off-street parking requirements for the West End's commercial areas, towards reducing the number of spaces required. The pedestrian-oriented nature of the existing commercial development could justify this action. Such an amendment could facilitate the redevelopment of small commercial lots common to the West End's commercial arterials. Consideration will also be given to the provision of collective, off-street parking lots or garages. However, the Planning Department is not overly optimistic about the potential for the provision of such facilities.

Balancing the potential advantages and disadvantages of retaining or amending the present land use designation of the site as proposed, the Director of Planning believes that the applicant has failed to assure the neighbouring residents that existing aggravation would not be increased at some time in the future. In recommending refusal of the proposed amendment to the West End Official Development Plan, the Director of Planning notes that consideration could be given to a sensitively designed mixed commercial/residential development encompassing the site, the two adjoining commercial lots to the east and the adjoining lot to the west provided commercial uses were restricted to the Denman Street frontage. A development in accordance with these parameters would not require an amendment to the Official Development Plan.

Recommendation: The Director of Planning recommends the following:

That the proposed amendment to the West End Official Development Plan be not approved. In recommending refusal, the Director of Planning notes that consideration could be given to a sensitively designed mixed commercial/residential development encompassing the site, the two adjoining commercial lots to the east and the adjoining residential lot to the west, with commercial uses restricted to the Denman Street frontage."

The City Manager submits for CONSIDERATION whether Council wishes to:

- a) send the application directly to a Public Hearing in order to listen to all arguments for and against the proposed rezoning,
or
- b) refuse the application as recommended by the Director of Planning.

Manager's Report, March 31, 1978 (BUILDING: A-4 - 4)

2. Building Permit for 825 Bute Street -
Tree on Boulevard

The City Engineer reports as follows:

"A Development Permit has been issued to Centreview Developments Ltd. and a one storey retail building is proposed to be built. The next stage calls for the issuance of a building permit before construction can proceed.

An architect who was not engaged for this project has drawn to the City's attention that there is a tree immediately adjacent to the lot line of this proposed building.

City Council at a meeting of September 25th, 1973 adopted the following resolution:

'THAT it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for consideration.'

The architect considers that the design is insensitive and if the building was placed to the property line, half of the root structure would be destroyed. In addition, an entrance as proposed, would cut the roots on another quarter. Although the tree could remain the root structure would be effectively reduced and the tree would probably die in time. The Developer informs us that he has no intention of removing the tree.

This tree was not planted by the Parks Board and is not what would be called a normal boulevard tree. In the opinion of the Parks Board, it is not an appropriate tree for this area. The tree's root system could be saved by taking special measures but the Parks Board does not believe that these measures would warrant the large expense involved. The Developer has agreed to plant, in consultation with the Parks Board, three trees of a species and location appropriate to the development."

The City Manager submits for Council's CONSIDERATION whether:

- A) to permit the Developer to remove the tree and plant three trees in consultation with the Park Board, or
- B) to insist that the tree not be removed and ask the Park Board to report on costs of measures to preserve its root system.

RECOMMENDATION:

3. Residential Energy Conservation
Demonstration Project

The Champlain Heights Project Manager reports as follows:

"Vancouver City Council on February 14, 1978, approved in principle a program dealing with the above noted subject. Council authorized the Project Manager to proceed with the initial phases of the implementation procedure and to report back to Council as appropriate.

Council also approved an amount of \$10,000 to offset initial project costs.

This activity was a result of an earlier Council action requesting staff to investigate the feasibility of a residential energy conservation project.

Concurrently with the February 14th Council report, an application was made to the Federation of Canadian Municipalities for research assistance in the amount of \$20,000. The Project Manager has been advised that this request has now been approved.

The Project Manager has proceeded to set up a program for managing this project. The firm of Olson Architects/Program Planners and SOLAR 'Applications and Research Ltd' have been selected to participate as the project consultants.

Clause 3 Cont'd

A program and budget have been detailed.

The purpose of this report is to obtain approval for the appointment of these consultants.

The Project Manager recommends:

THAT the firm of Olson: Architects/Program Planners and SOLAR 'Applications and Research Ltd' be retained to participate as project consultants at a fee including all disbursements not to exceed \$30,000. "

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

4. Mt. Pleasant N.I.P. - Toy Lending Library

The Director of Planning reports as follows:

"One of the goals of the Mt. Pleasant N.I.P. Concept Plan, adopted by Council on September 28, 1976, is to improve the social environment within the area. In order to implement this goal, it was an identified policy that a Neighbourhood House be established within or adjacent to the NIP Triangle, and that its program and that of the Kivan Club should be co-ordinated with one another.

Since that time, a Neighbourhood House has been established and staffed, and its programs are being implemented. One of the programs, identified by the Neighbourhood House staff, the NIP Committee, and the planning staff, is a Toy Lending Library. In response to this need, the Neighbourhood House Co-ordinator of Volunteers has organized a program, incorporating the participation of local mothers. All sources were canvassed for free toys and the results were positive.

However, there still were some special toys required which were not available from donation. Therefore, after assessing the specific toys required, and obtaining cost estimates and after preliminary meetings with the NIP Committee and planning staff, the request was submitted by the Neighbourhood House for a sum not to exceed \$200.00 for purchase of toys for a Toy Lending Library. A letter of explanation of the program and a detailed list with cost estimates are attached (see Appendix 1).

The NIP Committee, after final consideration, moved that Council be requested to approve this expenditure.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is \$200.00.

The Director of Planning recommends that Council approve an expenditure of \$200.00 to be appropriated from the Mt. Pleasant Social and Recreational Budget Account 896/9215 for the purchase of toys for the Mt. Pleasant Toy Lending Library. Costs would be shared as follows:

C. M. H. C.	=	\$ 100.00
Province	=	\$ 50.00
City	=	\$ 50.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

A-6

MANAGER'S REPORT, March 31, 1978 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Parking - Old King George School Site

The City Manager reports as follows:

" On March 21, 1977 Alderman Brown referred to the Old King George School Site now being used for parking without apparently a development permit being issued and no landscaping provided around the perimeter. The City Manager was requested to submit a report on the matter.

The development permit issued to B.C. Hydro was for demolition only and resulted in the lot now being vacant.

The present use for parking is entirely informal, temporary, and not covered by a permit. B.C. Hydro has asked for tenders by April 5th from parties interested in operating the parking lot on a regular basis.

Any such operator would require a development permit and will have to abide by the Downtown Guidelines, and particularly regarding landscaping.

This requirement has already been discussed with one of the interested parties.

The above is submitted for Council's INFORMATION. "

FOR COUNCIL ACTION SEE PAGE(S) 581

A-7

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE: A7-1)

FINANCE MATTERSINFORMATION1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Boots & Oxfords - Policemen & Firemen
 Laundry Service
 Lubricating Oils
 Soil Sterilant
 Lumber
 Word Processing Equipment
 Two-Way Hand-held Solid State Portable Radio & Chargers
 Remounting Refuse Packer Bodies
 Automobiles
 Road Marking Paint

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION2. 1978 Supplementary Capital Budget, Park Board
Request for Advance Approval for Strathcona
Community Centre Extension Project

The Director of Finance reports as follows:

"The Board of Parks and Recreation has requested approval in advance of the 1978 Supplementary Capital Budget of an amount of \$56,500 for replacement of play space in the Strathcona Community Centre, necessitated by the project design of the Strathcona Neighbourhood Improvement Project. The Park Board states that this requirement is of an urgent nature, in that the School Board will not allow the N.I.P. project to proceed until this item is resolved. The Park Board further states that, if this request is approved, this item will take priority over all others in their 1978 supplementary capital programme.

The Director of Finance recommends that this request of the Park Board be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE: A7-2)

3. Investment Matters (Various Funds) February 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Feb. 1	Mercantile Bank of Canada	June 1/78	\$ 2,048,328.77	\$ 2,000,000.00	120	7.35
1	Mercantile Bank of Canada	May 15/78	2,000,000.00	1,959,520.00	103	7.32
1	Mercantile Bank of Canada	Apr.14/78	2,000,000.00	1,971,800.55	72	7.25
2	Mercantile Bank of Canada	Apr.17/78	1,014,698.63	1,000,000.00	74	7.25
2	Mercantile Bank of Canada	Apr.28/78	1,525,500.00	1,500,000.00	85	7.30
2	Mercantile Bank of Canada	May 2/78	1,000,000.00	982,511.30	89	7.30
2	Mercantile Bank of Canada	Apr.24/78	2,500,000.00	2,460,253.09	81	7.28
2	Bank of British Columbia	June 15/78	4,107,566.03	4,000,000.00	133	7.38
2	Bank of British Columbia	June 16/78	1,027,093.70	1,000,000.00	134	7.38
2	Canadian Imperial Bank of Commerce	June 2/78	1,024,230.14	1,000,000.00	120	7.37
2	Bank of British Columbia	May 15/78	3,061,451.51	3,000,000.00	102	7.33
2	Bank of Montreal	Feb.28/78	2,010,115.07	2,000,000.00	26	7.10
2	Bank of Montreal	Feb. 8/78	2,002,054.79	2,000,000.00	6	6.25
2	Bank of Montreal	Feb. 7/78	3,502,876.71	3,500,000.00	5	6.00
2	Bank of Montreal	Feb. 8/78	1,000,945.21	1,000,000.00	6	5.75
3	Bank of British Columbia	June 15/78	3,080,067.95	3,000,000.00	132	7.38
3	Toronto Dominion Bank	Feb.15/78	3,006,667.40	3,000,000.00	12	6.76
6	Bank of British Columbia	June 15/78	2,565,030.14	2,500,000.00	129	7.36
6	Bank of Montreal	Feb. 7/78	2,000,219.18	2,000,000.00	1	4.00
7	Toronto Dominion Bank	Aug.15/78	3,117,749.59	3,000,000.00	189	7.58
7	Bank of British Columbia	July 13/78	3,000,000.00	2,906,822.40	156	7.50
7	Royal Bank of Canada	Feb. 8/78	1,000,136.99	1,000,000.00	1	5.00
7	B.C. Hydro & Power Authority	June 19/78	1,000,000.00	974,038.80	132	7.37
7	Bank of British Columbia	Mar. 15/78	1,007,081.64	1,000,000.00	36	7.18
8	Mercantile Bank of Canada	Mar. 7/78	2,513,222.60	2,500,000.00	27	7.15
8	Bank of British Columbia	May 31/78	2,045,290.96	2,000,000.00	112	7.38
15	Vancouver City Savings Credit Union	Aug.15/78	1,557,275.34	1,500,000.00	181	7.70
15	Mercantile Bank of Canada	Apr.14/78	2,529,000.00	2,500,000.00	58	7.30
16	Bank of Nova Scotia	Aug.15/78	2,075,945.21	2,000,000.00	180	7.70
28	Toronto Dominion Bank	Aug.15/78	2,070,145.75	2,000,000.00	168	7.62
			<u>\$62,392,693.31</u>	<u>\$61,254,946.14</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Feb. 6	City of Vancouver 10.00%	Dec.16/94	\$ CAN 200,000.00	101.50	\$ CAN 203,000.00	16/11	9.82
16	City of Vancouver 8.75%	Sep.30/88	\$ US 100,000.00	US 99.75	\$ US 99,750.00	10/7	8.80

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE; A7-3)

Clause #3 continued:

Chartered Bank Deposit Receipts and Government Notes

				<u>Days</u>	
Feb.28	Bank of Montreal	Mar.15/78	\$ 501,448.63	\$ 500,000.00	15 7.05
			\$ CAN 701,448.63	\$ CAN 703,000.00	
			<u> </u>	<u> </u>	
			\$ US 100,000.00	\$ US 99,750.00	
			<u> </u>	<u> </u>	

SINKING FUND TRANSACTIONS (SALES)

				<u>Term</u>	
				<u>Yrs.Mos.</u>	
		<u>Sale Price</u>			
<u>Debentures</u>					
Feb.22	City of Vancouver 10.00% Dec.16/94	\$ 50,000.00	\$ 50,500.00	\$ 51,517.86	16/10 9.87
		<u> </u>	<u> </u>	<u> </u>	

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

				<u>Days</u>	
Feb.15	Mercantile Bank of Canada	Mar.15/78	\$ 1,999,606.64	\$ 1,988,592.56	28 7.22
			<u> </u>	<u> </u>	

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 90,901,050.29	\$ 88,928,113.96"
	<u> </u>	<u> </u>

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION AND RECOMMENDATION

4. Champlain Heights Community Recreation Facility

The Project Manager reports as follows:

"March 21st the Vancouver Board of Parks and Recreation passed a motion recommending no action be taken on the development of the Champlain Heights Community Facilities pending a decision on development of the elementary school.

The purpose of this report is to provide Council with the background to the Parks Board decision and request that Council not alter its stated objectives in developing the Champlain Heights Community facilities.

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE; A7-4)

Clause No. 4 continued:

Background

November 22nd 1977 Council considered a report from the Finance Committee dealing with the community facilities. At that time Council unanimously adopted the 11 recommendations contained in the report after deleting the necessity to obtain formal endorsement of the proposed development and related financing program from the Parks Board and School Board.

The Council motion and the 11 recommendations are attached for information.

Since November 22nd 1977, the architect has been retained and work on the design has commenced. Work on design of the two special park areas (the 5 acre 'natural park' and the 'lookout park') and the tennis courts is well advanced with construction due to start under a Young Canada Works program May 1st 1978.

Design of Phase 1 is proceeding. This phase includes development of a 400 pupil elementary school, a gymnasium, related playfields, community meeting spaces, health club and ball courts together with services and parking as required.

Council November 22nd 1977 recommended to the 1978 Council that an amount of \$1.5M be reserved in the Supplementary Capital Budget to start the financing program. (Total cost of Phase 1 is estimated to be \$1.9M).

February 14th 1978 Council received an information report from the Director of Finance on the 1978 Supplementary Capital Budget. This report recognised "that the first phase of Champlain Heights Community facilities will cost \$2M but only a portion of that work will be undertaken in 1978, the provision of \$1.5M for this item for 1978 could probably be reduced to \$1M. This would imply that Council would have to commit at least \$1M in 1979 to complete this first phase."

The Director of Finance and the Project Manager had discussed this reduction in the 1978 commitment and the Project Manager was in agreement

Parks Board Position

The Parks Board has not supported the Champlain Heights Community Facility development program. November 21st the Board expressed concern with the funding arrangement and noted they would only be prepared to approve partial funding for the gymnasium and the design costs.

The Board Chairman and Commissioner Fowler appeared before Council November 22nd and spoke against the 11 recommendations contained in the Finance Committee report.

January 30th 1978 the Project Manager attended a Parks Board Planning Committee meeting to report on progress. The Committee reiterated its concerns with respect to funding and requested a 'user demand study' to show the need for such a facility. The Project Manager agreed to provide this information.

February 10th 1978 the Demand Study was completed however, prior to presentation of the findings the Chairman of the Parks Board Planning Committee presented a report titled "Park and Recreation Development/ Champlain Heights Area". This report concluded with a proposed recommendation: "that a separate recreation facility not be constructed at this time. Also any private developers be encouraged to participate with dollars in the Park and Recreation Facilities in the Champlain Heights area, and that approximately \$200,000 be put into the elementary school being designed plus the \$93,500 for the gymnasium to provide some specialized recreation facilities".

Against this background the consultant presented the Demand Study which substantiated the need for the Phase I facilities.

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE: A7-5)

Clause No. 4 continued:

The Planning Committee received the consultants report and approved Commissioner Fowler's motion after making some minor amendments. On hearing this decision some members of the community requested an opportunity to meet with the Board to discuss the matter.

February 28th 1978 approximately 25 people attended a meeting, the presentations made were strongly critical of the Planning Committee recommendation. Commissioner Bain and Fowler were in attendance.

March 13th 1978 the Planning Committee again considered the matter. The Committee had for it's consideration a staff report from the Director of Planning which reviewed the background, considered the alternative courses of action and concluded by recommending that the Board proceed with a slightly modified Phase I scheme of development.

As a result of a decision by the Provincial Government with respect to funding of the elementary school, the Committee decided to take no action. This was supported by the Board March 20th 1978.

School Board Position

The Vancouver School Board is on record as having formally endorsed the Community Service Centre plan as presented in the consultants report dated September 26th 1977.

The School Board requested funding from Victoria for site acquisition and construction of the 400 pupil elementary school.

The Provincial Department of Education did not approve capital funding for this school pending a review of the impact of declining enrollments on all schools in the City.

School Board officials have requested that this study be done on a sector by sector basis with the Fairview area and the South East sector being the first priority. The Province is apparently not prepared to proceed on this basis and the School Board is now beginning the review as requested. It is anticipated the review will take five to six months to complete.

SUMMARY

Staff are still of the opinion that an elementary school is required on this site. The Provincial study will unfortunately delay the start of construction.

In the report presented to Council November 22nd 1977 the Project Manager noted that one of the strengths of the plan was that it called for facilities that could be added to over time as demand and funds dictated. As was stated this approach was taken, as opposed to the earlier plans for a comprehensive facility, in order to permit development to occur over a number of years.

From the User Demand Study which was prepared it is evident that there would be a strong demand for the proposed recreation and community facilities.

CONCLUSIONS

The Vancouver School Board and the School Board staff support the development as presented in the Consultants report dated September 26th.

Vancouver City Council unanimously supported the development.

The Vancouver Parks Board staff have recommended proceeding with a slightly modified Phase I.

The Champlain Heights Planning Advisory Committee support the proposed facilities.

cont'd.....

MANAGER'S REPORT, MARCH 31, 1978 (FINANCE: A7-6)

Clause No. 4 Continued:

RECOMMENDATION

The Project Manager recommends:

THAT Council reaffirm its support of the Champlain Heights Community Facilities plan and the development program which would commit \$1M in 1978 for the start of Phase I.

The City Manager comments as follows:

In the attached letter the Parks Board recommends that no action be taken at this time on the development of the Champlain Heights Community Facilities. If Council accepts that position, then the 1978 Supplemental Capital Budget need contain only \$100,000 as provision for enlarging the school gymnasium. In future years, there might be further allocations for constructing other community facilities, either as additions to the school or as separate facilities to be built on sites set aside for them in the present plans.

In the preceding report, the Champlain Heights Project Manager argues against the position of the Parks Board and recommends that "Phase 1" of the recreational facility be proceeded with. This involves both the \$100,000 for a larger gym and a separate \$1.8M facility. Further consideration might reduce the size and cost of the facility somewhat. If Council accepts this position then it is appropriate to set aside \$1,000,000 in the 1978 Supplemental Capital Budget.

A decision is required at this time between the position of the Parks Board and the position of the Champlain Heights Project Manager, so that consequent provisions can be made in the Supplemental Capital Budget. The City Manager submits this decision for CONSIDERATION.

The City Manager RECOMMENDS that Council invite the Champlain Heights Project Manager and representatives of the Parks Board to explain their positions at an evening meeting of Council on April 11, and that delegations requesting this be heard at the same time.

FOR COUNCIL ACTION SEE PAGE(S) 581 & 582

MANAGER'S REPORT, MARCH 31, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

- 1. Review of the Appointment of Mr. R. Maki, Codes Engineer, to a National Building Code Committee

The Director of Permits and Licenses reports that:

"Council on March 29, 1977 approved the appointment of Mr. R. Maki as a member of the Coordinating Committee of the Standing Committee on Use and Occupancy/National Building Code for a period of three years. The approval was granted subject to a review after one year of the effectiveness of the contributions of Mr. Maki.

The 1977 report appended a letter from Mr. H. B. Dickens, Deputy Chairman, National Research Council (copy attached) in which he specifically requested Mr. Maki's participation. This request and the circumstances are still valid.

The effect of this appointment is for approximately twelve working days leave of absence with pay per year. The National Research Council of Canada pays all other expenses.

In my opinion any negative effect in Mr. Maki's work schedule is more than compensated for by his greater effectiveness as a resource person in Building Code matters for the City of Vancouver.

Therefore, I recommend that the appointment of Mr. Maki to the Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code be confirmed for the remaining portion of the three year period."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 582

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
236 Campbell Ave. Lots 2 & 3, Block 49 D.L. 181	Redevelopment Project II Area A-5	Litchfield Bulldozing & Demolition Ltd.

<u>City to Pay</u>	<u>Code No.</u>
\$5,400.00	5847/52

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Lands Leased to the Province of British Columbia (Ministry of Human Resources) for Day Care Centres

The Supervisor of Properties reports as follows:

"The Province of British Columbia leases various properties from the City on which Day Care Centres have been located. Most of the leases were two year leases, entered into in April 1974, which were then renewed for a further two years to April 21, 1978.

The British Columbia Building Corporation has assumed many of the functions related to property of the Department of Public Works and they have requested new two year leases with options for an additional two years, subject to the terms and conditions of the present leases. The present rental on these sites is one dollar per annum.

The Director of Legal Services has suggested that the leases be changed to a year to year basis, with a six months' notice of cancellation, in this way, they could be extended without redrawing the leases at the end of each two year term. All of the sites have individual leases and the costs involved in redrawing the leases are out of all proportion to the rental return.

It is therefore recommended that the City grant year to year leases to the British Columbia Building Corporation for the operation of Day Care Centres on the following sites. The leases to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties, commencing April 22, 1978 and to contain the present terms and conditions as the leases now in force with the exception of the present two year term and option for a further two years.

MANAGER'S REPORT, MARCH 31, 1978 (PROPERTIES: A9 - 2)

Clause No. 2 continued:

Lots 9 to 12, Block 109, District Lot 264A, S/W
Corner of 7th Avenue and Windsor Street

Portion of Lot B, Block 14, District Lot 185, N/S
of 1000 Block Beach Avenue.

Lot 19, except R/W of 20 Block 305, District Lot 526,
N/E Corner of 8th Avenue and Arbutus Street.

Lots D, E, and F of A, Block 31, District Lot 313,
S/E Corner of 64th Avenue and Buscombe Street."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Property North Side East Georgia Street,
West of Boundary Road

The Supervisor of Properties reports as follows:-

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on March 7, 1978 and were opened in public at 9:30 a.m. Tuesday, March 28, 1978.

Recommended that the following offer to purchase, being in this case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

Lot 16, to which is added the West ½ of Subdivision 15, North ½ Lot 89, THSL, Plan 2016 - N/S East Georgia Street West of Boundary Road - Zoned: RS-1

<u>Purchaser</u>	<u>Lot Size</u>	<u>Purchase Price</u>	<u>Conditions</u>
Mike Malkoc	49.5 X 106.8±	\$33,625.00 (net) Cash	Public Utilities Easement Over east 5 feet."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 582

B

MANAGER'S REPORT

TO: Vancouver City Council

March 30, 1978

SUBJECT: Harbour Park - Consultant Study
Request for an Increase in Payment

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE

This report is submitted to Council for consideration of a request by Urbanics Consultants Ltd. for an increase in fees for the market/economic study of the Harbour Park development opportunities.

BACKGROUND

In April, 1977, City Council approved an expenditure of up to \$5,000 for a market/economic consultant to assist City staff in preparing plans for Harbour Park.

Urbanics Consultants Ltd. were appointed in August, 1977, when detailed terms of reference and draft objectives for the site had been prepared.

In responding to their selection, Urbanics stated as follows:

"As we have discussed, the range of study is considerably broader than had been originally anticipated, taxing both time and fees originally established for this assessment...."

Urbanics also noted six uncertainties, including the fact that Council had not yet agreed on objectives for the site and that the development concept was dependent upon lease negotiations with the National Harbours Board.

The consultant therefore considered it important to investigate a wider range of development options than the budget allowed. The study is considered to have been well done and comprehensive, allowing Council to proceed with full knowledge of the alternatives.

After completing the study, Urbanics submitted their invoice and it was paid. They pointed out that the complexity of the study, and the many uncertainties with which they had been asked to contend, had resulted in a considerable cost overrun (of approximately 3 times the amount of the budget).

On January 26, 1978, Urbanics Consultants Ltd. submitted a letter requesting an additional payment of \$3,500 (copy of this letter is attached). It is noted in the letter that this request, which would increase the total fee to \$8,500, represents only a partial recovery of the firm's cost overrun.

This request for an additional payment of \$3,500 by Urbanics Consultants Ltd. is submitted to City Council for Consideration. Approval of the increased payment cannot be supported by any documented request or authorization for over-expenditure. City staff were, however, aware during the course of the study, that the work being undertaken was well in excess of the budget. The resulting consultants' recommendations are also considered to be worth the additional \$3,500. The Comptroller of Budgets advises that if approved, the additional funding would be provided in advance of the 1978 Budget."

The City Manager submits the report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 283

MANAGER'S REPORTDATE March 31, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: TOWING BY-LAW REGULATIONS

CLASSIFICATION: RECOMMENDATION

The Director of Permits and Licenses reports as follows:

A meeting was held on March 23, 1978, with representatives of the Towing Companies and Parking Lot Operators to review the new towaway regulations which come into effect on April 1, 1978. Following a discussion of the By-Law requirements it became apparent to your officials that some modifications to the By-Law are required.

Meters Machines

The By-Law requires a machine, used in a commercial parking lot, to issue a ticket and a receipt with the date and time stamped thereon. We are now aware there are only approximately 20 machines in the City which will stamp the date and time on both the ticket and the receipt. Machines with this capability are available from England at a cost of approximately \$3,000.00 each. Since there are approximately 200 machines in the City, it would cost the parking lot industry about \$600,000 to meet this requirement. There would also be a considerable delay in obtaining these machines.

Other machines are available which stamp the time only on the receipt portion of the ticket, which is the portion taken away by the customer. These cost about \$1,500 each and some are in use in the City. It is recommended that in the by-law these machines be considered acceptable.

There remains the problem of operators who wish to retain a machine that does not stamp date and time, or who are awaiting delivery of an acceptable machine. It is recommended that in such cases overtime towaways not be permitted, but cars could be towed for creating a hazard, having no ticket whatsoever, or having a ticket which has expired by more than 12 hours.

Towing Rates

When the By-Law was being prepared it was proposed to set the maximum towaway fee at \$20.00. Due to an oversight, the fee was put in at \$25.00. Also, it is felt that when an owner claims his vehicle prior to it being towed away, a maximum drop charge fee should be established at \$10.00

I recommend that:

- A. Parking ticket machines be required to issue a ticket and receipt with the time of day being printed only on the receipt portion.
- B. Towaway to be permitted from commercial parking lots which do not have approved ticket machines if the vehicle is creating a hazard, has no ticket or the ticket has expired by more than twelve hours.
- C. The maximum towaway fee be set at \$20.00 with a maximum drop charge of \$10.00."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5634590

March 31, 1978

TO: Vancouver City Council

SUBJECT: Tender 782 - Street Pavements & Curbs
Tender 783 - Lane Pavements

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

'Tenders for the above were opened on March 30, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid and a 'Streets Contracts Cost Index' graph are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderers as follows:

Contract 782 - Street Pavement & Curbs, to

Columbia Bitulithic Company Limited,
Post Office Box 34225, Postal Station D,
Vancouver, B. C.
V6J 4N7

for the amount bid, namely, \$1 324 913.80

and Contract 783 - Lane Pavements, to

Unger Construction Company Limited,
10720 - 84th Avenue,
Delta, B. C.

for the amount bid, namely, \$788 910.00

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 583



PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 16, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Gibson, Acting Chairman,
Items 1 and 2
Alderman Harcourt, Chairman,
Items 3 and 4
Alderman Brown
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated March 8, 1978 from the Zoning Planner forwarding the status report on rezoning applications for the month of February, 1978 (on file in the City Clerk's office). Mr. R. Scobie, Zoning Division, noted that a summary page (copy circulated) has been added to the status report to review anticipated action in the upcoming month for each application.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of February, 1978 be received.

2. Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Haro Park Site

The Committee considered a report of the City Manager dated March 1, 1978 (copy circulated) in which the Director of Social Planning advises that Council authorized the sale of the northwest corner of Bute and Haro Streets to the B'nai B'rith Foundation for a multi-purpose service centre for elderly and handicapped people, the offer to remain open for acceptance by the Foundation until February 29, 1976. The Foundation was granted an extension to December 31, 1977. The Director of Social Planning supports a further request for an extension of the period of time in which they may accept the City's offer.

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(I-2)

Clause No. 2 continued:

The Committee,

RECOMMENDED

THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185 be extended from December 31, 1977 to June 30, 1978 under the same terms and conditions approved by Council on August 12, 1975.

3. Housekeeping Amendments - Stage 2 - Zoning and Development By-law

The Committee considered a report of the City Manager dated March 2, 1978 (copy circulated) forwarding a five-part report of the Director of Planning dated March 1, 1978 (on file in the City Clerk's office).

In the report the Director of Planning advises that the By-law Consultant has completed the analysis of the Zoning and Development By-law and in this stage makes recommendations for amendments to Sections 12 and 13, the District Schedules, the General Schedules and other minor items remaining from Stage 1.

Mr. B. Porter, By-law Consultant, outlined the various amendments contained in each of the five sub-reports of the Director of Planning.

Part 1 deals with definitions and recommends:

- a) deletion of redundant or trite definitions e.g., private stable, group houses, interior site, parking garage, private and other "parking" definitions;
- b) addition of new definitions to simplify the District Schedules, avoid needless repetition and facilitate understanding of the uses listed in the District Schedules e.g., grade, homecraft, child daycare facility, exterior side yard, church and loading space;
- c) modification and amendment to existing definitions to improve their understanding and remove legal ambiguities e.g., local area office, trailer court, comprehensive development, infill development, and basement;
- d) modification and amendment to existing definitions to simplify general regulations and provide for a greater range of alternatives within the definition form e.g., comprehensive development, townhouse, apartment and parking space.

Mr. Porter noted that some recommendations relate to the form and substance of the regulations they form a part of, and were specifically noted as follows:

cont'd.....

Clause No. 3 continued:

(i) Personal Care Home

At the request of the Social Planning Department, an adjustment has been made to this definition to now include persons of mental disability. Previously the definition referred to persons of a physical disability only, in addition to the infirm and aged.

(ii) Townhouse and Apartment

These definitions have been simplified and reduced to a primary distinction of individual outside access. In the amended form, each Townhouse unit would require its own direct access at or near ground level, whereas an apartment unit would share a common corridor and entrance to the outside.

The current definition defines a townhouse form much more precisely and has been criticized for unreasonably limiting design options. The regulations pertaining to location, height, yards, etc., are not affected by this change in definition and would continue to apply.

This Amendment may prove to have a significant impact on residential building design and the Director of Planning therefore wishes to report back in one year's time on the effect of the changes.

(iii) Basement

Together with recommendations for amending other parts of the By-law, the proposed amendment to the definition of "basement", and the added definition for "grade", will cure a serious ambiguity and conflict with the Building By-law. Both By-laws will now be in general agreement in this area.

(iv) Height/Storeys

With the proposed elimination of "storeys" from the definition section, the current method of measuring height using two standards - both in feet and storeys - may be restricted to feet. While some problems may still exist, conflicts and ambiguities between the two systems may be eliminated. However, the issue of measuring and limiting height requires a much more intensive analysis than possible in this housekeeping review.

Part 2 deals with a variety of miscellaneous housekeeping amendments to Sections 3, 4, 5, 6 and 10 and the relocation of regulations to Section 11 - Additional Regulations. A new Section 6 has been proposed to improve the enforcement and charging provisions of the By-law. An amendment has been proposed for Section 10 to clarify living accommodation which may be permitted in a basement including dwelling units in the basement of apartment buildings for which a Building Permit was obtained after January 1, 1951.

Part 3 deals with activities and developments which may be carried on without a development permit. Amendments are proposed which would remove existing inconsistencies and result in a more equitable regulation of all forms of development.

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(I-4)

Clause No. 3 continued:

Mr. Porter noted that Schedule A, located after the District Schedules, contains the general exemptions from the Development Permit procedures. It is proposed to relocate this as Section 5 in the body of the By-law, following Section 4, Development Permit Procedure.

Some of the major and significant amendments being proposed to this Section are as follows:

- a) Certain senior government functions - Federal and Provincial - were previously listed as exempt from Municipal Development Permit procedures. While these functions may be exempt by reason of statutory authority, in most instances the present policy has been one of co-operation with the City and abiding by standard development permit procedures. The proposed amendment will, by deleting this exemption, remove any current impediments to continued co-operation.
- b) Likewise certain boards and agencies of the City have been exempted from the permit procedure. The amendments will continue the present exemption for engineering matters but School Board, Parks Board and City developments will now be required to observe the same regulations as any private developer within the City.
- c) Renting of surplus garage space had been restricted to the single family and two-family districts, thereby denying the same privilege to one and two-family residences located in other districts. The proposed rewording will extend this privilege to any one or two-family dwelling whatever the district.
- d) Home crafts and occupations are presently regulated as conditional uses in all District Schedules except RA-1 (Blenheim), RS-4 (Shaughnessy), HA-1 (Chinatown) and HA-2 (Gastown). These applications require a considerable amount of staff time in processing for the approval of the Director of Planning. However, it is suspected that only a very small percentage of the actual home crafts or occupations being carried on in this City are doing so with Development Permits.

Enforcement is being conducted on a complaint basis but few complaints have been received in this area. It is therefore proposed that home crafts be permitted in all districts without a Development Permit. The regulations proposed elsewhere in this report (Part 2 Pg. 14) would still remain in force as guidance, and enforcement would continue on a complaint basis.

- e) The Use Conversion listing (proposed for tabular form) which allows certain conversions without a Development Permit, has been substantially reworded. In addition, the necessity for a permit in any conversion from retail to office or vice versa, a constant source of some complaint by the public, is proposed for elimination subject to certain conditions.

cont'd.....

Clause No. 3 continued:

Part 4 deals with off-street parking and loading regulations. It is proposed to centralize these regulations, presently located in four different areas, into a proposed Section 12 which will replace the current Sections 12 and 13 and Schedule B.

Mr. Porter noted that the major amendments would be:

- a) logical reordering of regulations
- b) clarification and simplification of regulations
 - All definitions pertaining to parking and loading have been substantially redefined.
 - To facilitate use of the regulations parking and loading space formulae have been consolidated in one location and grouped by type or class of use. As a result current distinctions between uses can be easily visualized.
 - Marginal notes have been added where necessary to enable cross-referencing of regulations.
- c) substantive amendments to effect a simpler and clearer form of By-law control
 - Fourteen new categories of uses have been introduced into Schedule B (now proposed as Table 1) for the purpose of calculating the number of spaces required for any use or development.
 - Amendments are proposed for those sections dealing with the number and location of spaces including a rewording of the disability section, a provision allowing the Director of Planning to determine the number of spaces and method of calculation in more unusual cases which cannot be covered by a general rule, deletion of a building set back now considered superfluous, standardization of gross floor area computations for the purpose of loading spaces, a change to a class of use for calculating the number of spaces instead of individual uses considered separately, and a provision requiring that each use have access to a required loading space.
 - Proposals to simplify the parking and loading regulations include a redefinition of "parking and loading areas" and "structures". Required parking spaces for one and two-family dwellings have been excluded from the definition of "parking area" and thereby from the regulations on screening, lighting and landscaping which apply to the larger parking areas resulting from multiple-family accommodation, commercial, industrial and miscellaneous uses. Commercial establishments requiring less than four spaces should no longer be exempt from regulations requiring paving and screening.

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(I-6)

Clause No. 3 continued:

- Required screening and lighting restrictions designed to protect residential dwellings from adjacent uses, previously applicable only to uses located in an R District, have been extended to include those uses adjoining or facing residential uses in an R District.
- Highly technical regulations dealing with specific standards e.g., gravel size have been deleted and replaced by a reference to a standard approved by the City Engineer and Director of Planning.
- A further six-month extension has been added to the maximum 2-year limitation for temporary parking areas with reduced surfacing requirements at the discretion of the Director of Planning .
- Permitted exceptions for parking areas in C-1 Districts have been slightly altered to ensure compatibility within residential areas and to recognize the limitations of site design.
- Permission to provide required commercial or industrial parking on another site if within 150 feet has been slightly altered to require that such parking scheme be first approved by the Director of Planning.
- Several regulations have been altered to clarify their intent.
- An amendment to the District Schedules is proposed as a direct consequence of a request from the Urban Design Group to require a small landscaped set back for parking in commercial developments.

Mr. Porter noted that there has been a need for a major analysis of parking space calculations and standards for some time. A study is currently on the 1978 work programme of the Engineering Department, Traffic Division, and will possibly be looked at by the Planning Department in 1978 as part of their Work Programme.

Part 5 deals with the District Schedules which have received substantial adjustment and amendment and are in need of major reorganization. The proposed amendments will introduce a degree of uniformity in format and will clarify the regulations.

The major deficiencies of the present District Schedules are:

- a) The power of the Director of Planning to permit conditional uses is ambiguously worded, and might appear to be wider in scope than in fact the case.
- b) There is a different wording in the Schedules for the same use or regulation, leading to confusion in interpretation and implementation.
- c) Similar uses and regulations appear at various locations throughout the District Schedules making it difficult to appreciate the distinctions between districts and compounding the problems of subsequent amendments.

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(I-7)

Clause No. 3 continued:

- d) The wording used in some regulations is inadequate and has had to be supplemented by interpretive policies.

Mr. Porter noted that in the exercise of the Director of Planning's discretion to relax certain regulations and to approve conditional uses, applications are first submitted to an inter-departmental staff committee which in turn make recommendations to the Director of Planning. The proposed amendments will be more precise concerning the approval of conditional uses, will specifically list those areas where the discretion to relax the regulations is available, and will note the considerations that must be regarded in reaching a decision.

In general, amendments to the District Schedules would:

- Transfer some use conditions and regulations found in all or most District Schedules to Section 11, thus simplifying and shortening the Schedules.
- Delete certain uses from the District Schedules and either regulate by exempting from the Development Permit process, no longer allowing as a use, or regulating by a similar use that is permitted e.g., Group Houses is proposed for deletion as a redundant building form, Fraternities can be regulated as a Boarding or Rooming House and Homecrafts can be permitted without a permit provided they are carried out in compliance with the regulations.
- Amend the present method of determining height for buildings; measurement in feet and measurement by storeys. Measurement by storeys is the more inadequate and problematic of the two and is less effective in the actual regulation of height. Measurement in feet permits closer alignment with the Building By-law and is a more logical determinant of height. Other regulations concerning bulk and site coverage should be adequate to control site density.
- Further analysis on determining the height of a building is required and will be the subject of a subsequent report.

The effects of adopting a revised District Schedule are:

- All District Schedules will contain a statement of intent to assist the Director of Planning in his consideration of conditional approval uses.
- The words "Outright Approval" and "Conditional Approval", although commonly used in practice, are being introduced for the first time into the District Schedules.
- The discretionary power of the Director of Planning is significantly clarified by specifically noting his areas of discretion in approving conditional uses and in relaxing certain regulations.
- All use listings and regulations have been rewritten where necessary and the same wording and general location will thus be found in each applicable District Schedule.

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(I-8)

Clause No. 3 continued:

- As a result essential distinctions between District Schedules will be highlighted and subsequent amendment will be greatly facilitated.
- All regulations are numbered with the decimal system employed in the balance of the By-law and reference to these sub-sections will therefore be much easier and certain.

While amendments to the regulations serve considerably to improve their understanding and efficiency, there is still some concern that the content and form of these regulations, particularly those controlling height, bulk, yards and setbacks, may in fact be discouraging innovative, sensitive and amenable design for residential buildings. Analysis of this effect does not form part of this report but could be the subject of a subsequent report by the Director of Planning.

The proposed amendments pertain to all District Schedules except CD-1. Two CD Districts presently operate much like District Schedules; Downtown Eastside and Cedar Cottage. No amendments are proposed to the Downtown Eastside as it will be replaced by a permanent District Schedule. The Director of Planning recommends that the Cedar Cottage By-law be created as a new District Schedule and he be instructed to rezone the area to the new District and refer the matter direct to Public Hearing.

Mr. R Spaxman, Director of Planning, advised that what appears to be housekeeping amendments is a major element of change to the Zoning and Development By-law, entailing a significant amount of work on the part of the By-law Consultant. The next stage of his work will be a substantive analysis of alternate methods of land use control.

The Committee,

RECOMMENDED

- A. THAT the Director of Planning be instructed to apply to amend Sections 3 to 7 inclusive, Sections 10 to 13 inclusive, Schedules A and B and the District Schedules of the Zoning and Development By-law (in accordance with the recommendations contained in the reports of the Director of Planning dated March 1, 1978) and that the matter be referred to Public Hearing.
- B. THAT the Director of Planning report back with recommendations for amendments to the Definitions of "Height of Building" and "Floor Space Ratio".
- C. THAT the Director of Planning report back on one year's time on the effect of the amendments to the Definitions of "Townhouse" and "Apartment".
- D. THAT the Director of Planning and the City Engineer adopt Design Guidelines for the landscaping and surface treatment of parking areas.

cont'd.....

Part Report to Council
Standing Committee of Council
on Planning and Development
March 16, 1978

(I-9)

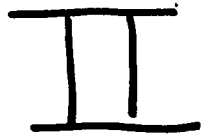
Clause No. 3 continued:

- E. THAT the Director of Planning report back on the effects of the District Schedule Regulations with respect to siting, height, floor space, setbacks, yards, daylight access and containing angles on the design of residential buildings, and include recommendations.
- F. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law by the addition of a new District Schedule containing the same uses and regulations as By-law 5016 and to rezone that area of Cedar Cottage presently regulated by By-law 5016 from Comprehensive Development District to the new District and refer same direct to Public Hearing.

The meeting adjourned at approximately 3:35 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 584



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 16, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 16, 1978, at 3:30 p.m, in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE
CLERK: J. Thomas

The minutes of the meetings of February 9, 1978, and February 16, 1978, were adopted.

RECOMMENDATION:

1. Lighting of Downtown Parking Lots

City Council at its meeting on February 14, 1978, requested the Director of Permits and Licenses to report to the Transportation Committee on by-law enforcement concerning adequate lighting of downtown parking lots.

In a Manager's Information Report dated March 8, 1978, the Director of Permits and Licenses reported as follows:

"Night inspections of the parking lots in the Downtown area have been carried out during the past two weeks. Eighty (80) sites were checked and thirteen (13) were found to have lighting problems. These range from broken light bulbs to simple failure to turn lights on. No sites were found without the necessary wiring installations - all problems were those of maintenance.

In all cases operators of the lots or their agents have been contacted and the necessary remedial action is being taken. Rechecks will be made as necessary.

The 'Canada-Wide' parking lot on Seymour Street was checked and it was felt that the lighting and signing of this site is satisfactory. It should be noted that customers have to read the lane sign on the 'Canada-Wide' lot advising that the meter is located at the Seymour Street entrance. This sign is prominently displayed at the lane entrance."

The Committee was addressed by Mr. E.E. Ford, Inspection Supervisor, who confirmed parking lot operators were co-operating with the City in providing adequate lighting. The problems that had arisen resulted from maintenance, not installation.

RECOMMENDED,

THAT the Manager's Report dated March 8, 1978, be received for information.

Part Report to Council
 Standing Committee of Council
 on Transportation
 March 16, 1978 (II - 2)

2. Free Downtown Bus

The Committee had for consideration a Manager's Information Report dated March 2, 1978, (circulated) in which the City Engineer reported on the status of the free downtown bus service approved by Council on November 22, 1977. The service commenced on December 8, 1977, and following a successful Christmas rush period, ridership figures were now averaging approximately 2,130 per day.

The City Engineer reported that financing to the end of April had been provided jointly by the City and downtown merchants. Efforts were now being made to extend the life of the Free Bus for another seven months by applying to the Ministry of Transport, through the Province, to transfer the remaining unused portion of "Turn Down Traffic Volume" project funds (\$135,000) for a Free Bus study.

RECOMMENDED,

THAT the City Manager's Report dated March 2, 1978, be received for information.

3. Quebec-Columbia Connector

Before the Committee for consideration was a Manager's Report dated March 8, 1978, (circulated) in which the City Engineer commented on a clause of the Street Naming Committee report dated January 26/February 16, 1978, relating to a portion of the former Quebec-Columbia Connector.

The matter had been referred to the Transportation Committee for further consideration by City Council on February 21, 1978.

The City Engineer in the report pointed out the street west of Main Street, between Keefer Street and First Avenue, was originally designed as a major link into the Chinatown/Gastown area. The subsequent development of a new traffic pattern changed the nature of the street and therefore the name "Quebec-Columbia Connector" as recommended by the Street Naming Committee, was no longer appropriate. The Street Naming Committee was in agreement with the recommended change to Quebec Street.

RECOMMENDED,

THAT the dedicated street west of Main Street between Keefer Street and First Avenue, as shown on the plan marginally numbered LF 6373, attached to the Manager's Report dated March 8, 1978, be officially named Quebec Street and the Director of Legal Services be instructed to prepare and bring in the necessary by-law to amend By-law No. 4054.

The meeting adjourned at appxoimately 4:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MARCH 16, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari (Cl. 1 & 2 only)
Alderman Puil

CLERK : H. Dickson

RECOMMENDATION

1. Provincial Youth Employment Program (PYEP '78)

On March 8, 1978, City Council passed the following Motions when dealing with a Manager's Report dated March 3, 1978:

- (a) THAT the City participate in PYEP '78;
- (b) THAT the City's share of the cost of this Program be limited to a maximum of \$30,000 and that the amount be approved in advance of the 1978 Revenue Budget;
- (c) THAT the Standing Committee on Finance and Administration be authorized to select proposals to be submitted to the Province and to establish priorities among the projects;
- (d) THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where necessary.

The Committee had before it for consideration a memo dated March 13, 1978 from the City Engineer and a Summary of Projects proposed for the 1978 Provincial Youth Employment Program (copy circulated). Detail descriptions of each project are on file in the City Clerk's office.

Appearing before the Committee on this matter was a representative from the Engineering Department and representatives from the various departments which had submitted youth employment program projects for approval.

It was noted at the beginning of discussion that the projects listed provide a total City's share of \$86,610 and the task for the Committee was to reduce this to \$30,000 as specified by the City Council's Motion of March 8, 1978.

It was agreed that to accomplish this the Committee would review the 30 projects submitted and assign them priorities 1, 2 or 3 and that those receiving a priority one category would be the projects to be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 March 16, 1978 (III-2)

Clause No. 1 continued:

A suggestion was made that the City's maximum participation of \$30,000 in this program may be too small and that as there is a fairly substantial sum of money available from the Province under this program that the City should consider increasing its participation especially for Parks and Recreation projects.

The Director of Finance responded that it is also Council's intention to keep the City's budget down to a minimal increase in 1978.

The Committee agreed that if Council agrees to increase the maximum amount of the City's financial participation in the program, then those projects listed as Category 2 could be reconsidered and included in the City's application to the Province.

The Committee reviewed each of the 30 proposed projects individually with representatives from the various City departments involved. During discussion it was noted that the City's share of two projects which were given No. 1 priority could come from the respective Departmental budget. These are the Title Searching project of the Law Department of which the City's share is \$655 and the Public Health Inspector project of the Health Department of which the City's share is \$7,951.

In addition, a spokesman from the Department of Permits and Licenses indicated that his department could provide \$500 from its Departmental budget toward the \$3,092 City's share of the Plan Schedule Room project proposed by the Permits and Licenses Department.

The Committee established priorities for each project as follows:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Police	Chief's Convention Typist	1,136
	Police Display Workers	2,066
Properties	Records Update	788
	Update for Newspaper Index	1,072
Archives	Title Searching	655*
Law	Sociology/History	673
Library	Central Storage Reorganization	1,648
	Vancouver South Neighbourhoods	9,042
Planning	Senior Home Maintenance	3,122
	Plan Schedule Room	2,592**
Permits & Licenses	Public Health Inspector	7,951*
	Optimum Nutrition - Later Years	4,355
Health	Manual Update	1,392
	Information Gathering for E.E.O.	2,484
City Manager	Parks/Recreation.....Strathcona	1,241
		TOTAL

* Not included in total; funds are to come from Departmental budget

** The balance of \$500 of the City's share of the total project cost of \$3,092 is to come from Departmental budget.

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration

March 16, 1978 (III-3)

Clause No. 1 continued

Priority No. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Engineering	Vancouver Truck Counts	3,074
Library	Canadian Trade Names	1,699
	B.C. Economic History	1,699
	Canadian Corporate History	1,699
	Canadian Business Biographies	1,222
Planning	Housing Rehabilitation Trends	5,728
	Building Outline Maps	2,587
Health	Health Library Promotion	2,515
	Stores Support	1,740

Priority No. 3

Social Planning	Performing Art Record	3,996
Planning	Microfilm, Slides, Cross Reference	2,587
Health	Health Visual	6,744
	Life Style Directory	7,106
	U.B.C. Summer Clinic	2,304

Following discussion, it was

RECOMMENDED

- A. THAT City Council increase its share of the cost of the Provincial Youth Employment Program to a maximum of \$31,500 and that all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.
- B. THAT City Council approve an expenditure of funds totalling \$31,500 as the City's share for the Provincial Youth Employment Program from the 1978 Revenue Budget.
- C. THAT the City Manager be authorized to investigate further any projects with a high ratio of Provincial funding and report back to Council.
- D. THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program but that the Finance and Administration Committee review any such projects.

2. Rationalization of the City's Financial and Management Information Systems

The Committee had before it for consideration a City Manager's Report dated February 28, 1978 (copy circulated) in which the Director of Finance reported on the goals, objectives and means of accomplishing the objectives for a program of rationalization of the City's financial and management information systems. A detailed booklet report on this program was distributed to members of the Committee on March 7, 1978 (copy on file in the City Clerk's office).

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 March 16, 1978

(III-4)

Clause No. 2 continued:

During discussion it was noted that in the Manager's Report it was recommended that a new position, Deputy to the Comptroller of Accounting, be approved in advance of the 1978 Revenue Budget, at an estimated annual cost of \$29,325 and the Committee noted that during the Departmental Review of the Finance Department it had been advised there would be a report recommending the appointment of an additional person in the Finance Department.

Appearing with the Director of Finance on this matter were Mrs. W.A. Brand, Comptroller of Accounting, and Mr. K.E. Stoke, Manager, Computer Services, to explain the rationale and circumstances within the Finance Department which led to the recommendations contained in the report.

The Director of Finance advised that the creation of the new position and the program of financial information systems rationalization is as important as anything the City has done in administration and management for some time. He pointed out that he has only one professional accountant on staff in the accounting division of the Finance Department and that an additional person is urgently needed whether the finance information systems rationalization program is undertaken or not.

The Director of Finance advised the Committee that he expects considerable financial savings and increased efficiency as a result of the program. There may be further recommendations for the utilization of mini computers and additions to computer programmer staff.

During discussion the Committee noted that one of the recommendations was to transfer the Manager of Computer Services laterally to the position of Financial Systems Development Coordinator for stage I of the project and the Committee enquired whether this would mean another person would later have to be added to take over as Manager of Computer Services.

Representatives of the Finance Department responded that this would not be necessary.

Following further discussion, it was

RECOMMENDED

- A. THAT a new position, Deputy to the Comptroller of Accounting, be approved in advance of the 1978 Revenue Budget, at an estimated annual cost of \$29,325.
- B. THAT the office furniture, equipment and alterations be approved in advance of the 1978 Revenue Budget, at an estimated onetime cost of \$6,000.
- C. THAT the Director of Personnel Services review and establish the classification of the above position for report to the City Manager in the usual manner.
- D. THAT the detailed recommendations contained in the main report submitted concurrently with this summary report be approved, as follows:
 1. Stage 1 of the financial information systems rationalization project (estimated duration of 6 months) be approved.

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration
March 16, 1978 (III-5)

Clause No. 2 continued:

- 2. The Manager of Computer Services be laterally transferred to the position of Financial Systems Development Coordinator for Stage 1 of the project.
- 3. The Manager of Systems Development be appointed as the City's Acting Manager of Computer Services at an estimated cost of \$700 for Stage 1 of the project.
- 4. \$1,300 be provided to cover possible temporary reclassification that may be caused by reassignment of some duties.
- 5. The details regarding the establishment and function of the Management Information Steering Committee, the Financial Systems Planning and Policy Sub-Committee and the Financial Systems Development Group, be coordinated and administered through the offices of the Director of Finance and the City Manager.
- 6. The estimated funds for Stage 1 of the project totalling \$2,000 be provided within the affected 1978 salary operating accounts.
- 7. The Director of Finance report the results of Stage 1 of the project to Council with recommendations and a plan for the next stage of development.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584 & 585

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

MARCH 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:45 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, March 9, 1978, were adopted.

RECOMMENDATION

1. Recorded Votes in Committee

Two members of the Committee held a brief discussion on how a Committee member had voted on a particular item at a previous meeting and could not agree as to how one member had voted on the matter.

Following a brief discussion by the Committee, it was

RECOMMENDED

THAT there be a recorded vote on all matters considered at all future meetings of the Community Services Committee.

2. Entertainment in Cabarets

The Committee had before it for consideration a Manager's report dated February 27, 1978 (copy circulated) in which the Director of Legal Services reported on meetings he had with the Director of Permits & Licenses and representatives of the Police Department on proposed regulations governing entertainment in licensed premises.

In the report, the Director of Legal Services suggested that the City deal with specific cases as they arise, using existing gross-misconduct powers in the City's licensing jurisdiction rather than the City attempting to write regulations governing entertainment.

During discussion the Committee noted that its earlier concerns regarding entertainment in licensed premises included the fact that persons under 19 years are being used as entertainers in a state of undress (although under the legal age of 19, entertainers are permitted inside licensed premises).

Continued . . .

Clause No. 2 Continued

The Committee considered whether it should recommend a regulation prohibiting entertainers who are minors from being inside licensed premises and it was pointed out by the Director of Legal Services that this falls under Provincial jurisdiction under the Liquor Act.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 27, 1978 on entertainment in cabarets be deferred and that representatives of the Police Department be asked to attend and the Director of Legal Services be requested to prepare a report on how the City can prevent entertainers under the age of 19 from entering licensed premises.

3. Extension of Hours - Hotel "Pubs" -
 (Dufferin and No. 5 Orange)

The Committee had before it for consideration a Manager's report dated March 13, 1978 (copy circulated) in which the Director of Permits & Licenses reported on requests from the operators of the Hotel Dufferin, 900 Seymour Street, and No. 5 Orange St. Hotel, 205 Main Street, for approval from Council to keep their Class "A" "Pubs" open during the same hours as their beer parlours.

In the report, the City Manager recommended approval of the Director of Permits & Licenses' recommendation that the requests be approved.

During discussion, the Committee noted that Council has already approved an extension of the hours of a Class "A" "Pub" at the Princeton Hotel and a representative of the Director of Permits & Licenses advised the Committee that his department is preparing reports on similar requests from four more hotel operators.

Following further discussion, it was

RECOMMENDED

THAT City Council approve an extension in the operating hours of the Class "A" "Pubs" at the Hotel Dufferin, 900 Seymour Street, and No. 5 Orange Street Hotel, 205 Main Street, until 1:00 A.M.

4. New Modern Rooms re Lodging House By-law

The Committee had before it for consideration a Manager's report dated March 15, 1978 (copy circulated) in which the Medical Health Officer reported on inspections of the New Modern Rooms, 249 East Georgia Street, in respect of its compliance with the Lodging House By-law.

It was noted in the report that New Modern Rooms is being allowed to continue operation on interim permits and that the Health Department plans to issue a closure order for this lodging house on April 1st, 1978, if the required alterations are not completed.

Part Report to Council
 Standing Committee of Council on Community Services
 March 23, 1978

(IV-3)

Clause No. 4 Continued

Appearing before the Committee on this matter were the Director of Environmental Health and the operator of the New Modern Rooms.

During discussion, the Committee emphasized to the operator that all the work must be 100% completed if the Health Department is to lift the closure order which it intends to issue on April 1st, 1978. This statement was reiterated three times by the Chairman of the Committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated March 15, 1978, be received.

5. Food Preparation Vehicle

The Committee had before it for consideration a Manager's report dated March 15, 1978 (copy circulated) in which the Medical Health Officer reported on the application of Messrs. R. Weiser and M. Donner to operate a food preparation vehicle which does not comply with Section 62(2) of the Health By-law No. 4387, in that the proposed vehicle does not have the required minimum food preparation area of 100 sq. ft.

Also before the Committee was a letter dated February 16, 1978 (copy circulated) from the applicants which provided additional information on their proposal to operate two hot dog kiosks (vehicles) - one to be located at Georgia and Howe Streets and the other on Beach Avenue.

Appearing before the Committee on this matter were the applicants and the Director of Environmental Health.

During discussion, the Director of Environmental Health pointed out that all food vehicles or kiosks which do not have an area of 100 sq. ft. are restricted to serving only pre-prepared and pre-wrapped food. The Committee was also advised that the Health Department has turned down some 300 to 400 similar applications.

It was noted during discussion that if such kiosks (vehicles) do contain 100 sq. ft., it is highly unlikely they would receive approval from the City Engineering Department to occupy a portion of the sidewalk.

The applicants explained to the Committee details of their proposal and pointed out that the first kiosk would cost an estimated \$8,000 to \$10,000. Hot dogs would be prepared inside the kiosk and sold to pedestrians.

The Committee was reminded by the Director of Environmental Health that on one previous occasion, City Council did exempt a food preparation vehicle from the 100 sq. ft. requirement; this being a specially-equipped vehicle which sold fish.

Continued

Part Report to Council
Standing Committee of Council on Community Services
March 23, 1978

(IV-4)

Clause No. 5 Continued

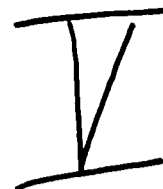
Following discussion, it was

RECOMMENDED

THAT City Council exempt Messrs. R. Weiser and M. Donner from Section 62(2) of City Health By-law No. 4387 for two food preparation vehicles only, to be located at Georgia and Howe Streets and on Beach Avenue on a six-month trial basis, and the Medical Health Officer be requested to report to the Community Services Committee on their operation upon the expiry of the six month period.

The meeting adjourned at approximately 2:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 585



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 23, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 23, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. University Endowment Lands

The Committee considered a report of the City Manager dated March 9, 1978 (copy circulated) forwarding a report of the Director of Planning dated March 9, 1978 (on file in the City Clerk's office). In his report the Director of Planning advises that on February 14, 1978, after hearing a delegation on the subject of City-owned land in the Camosun Bog area, Council requested him to report on Provincial Government plans for the University Endowment Lands, as contained in a report released by the B. C. Environment Minister on September 27, 1977.

The report outlines:

- a) A summary of the report entitled "1977 - The University Endowment Lands".
- b) Council's position on the University Endowment Lands.
- c) The implications for Vancouver of plans and proposals for the University Endowment Lands.
- d) Recommendations for City action in the current situation.

With respect to (a) the report notes that the University Endowment Lands study team's primary objective was to develop consensus and recommendations on integrated development and use of the University Endowment Lands. The terms of reference involved the preparation of a conceptual plan for the U.E.L. -- an integrated land use plan designating areas for different land uses, including detailed proposals for implementation, servicing, financing, administration and management of the whole area, and designated portions.

The recommended land use plan proposes approximately 99% parkland and 1% additional housing for the undeveloped portion of the U.E.L.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-2)

Clause No. 1 continued:

With respect to (b), the City's views on the future of the U.E.L. have been expressed on several occasions. City Council unanimously supported the following resolution on February 5, 1974:

'THAT WHEREAS,

- a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver.
- b) It is important that the City of Vancouver, the University Community and the Greater Vancouver Regional District be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset.

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver, the University Community and the Greater Vancouver Regional District as to the development of the University Endowment Lands and to accept the following statements of policy in the development of said lands:

- 1) The major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes.
- 2) The remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university.
- 3) A study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations.
- 4) Before any development plan is decided upon, public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver to invite submissions from interested groups and the general public.
- 5) A special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University Community.
- 6) Any lands allocated to housing or commercial development should be made available only on a lease basis.'

As a general conclusion, the study team's recommendations are consistent with the City of Vancouver's position:

- a) The parts of the University Endowment Lands which are in a natural state would be preserved as such and made open to recreational and educational uses that respect natural environmental qualities.
- b) The remaining lands would be developed for residential, commercial, recreational or educational purposes but only on a limited and integrated basis.
- c) Any special agency established to advise the development and management of the lands would have representation from the City of Vancouver.
- d) Further public involvement would accompany any further detailed park planning of the University Endowment Lands.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-3)

Clause No. 1 continued:

In view of this compatibility, and since the proposed development does not impose any special costs on the City, the City of Vancouver should endorse the U.E.L. study team's general recommendations and proposed conceptual land use plan for the University Endowment Lands. Whole-hearted acceptance must await a firmer determination of park boundaries, legal status, and administrative structure.

The study team outlined three options for the political status of the community:

- 1) maintain present status as a special local government;
- 2) incorporation as an independent municipality;
- 3) amalgamation with the City of Vancouver.

Whatever political status is selected for the U.E.L. community will affect the City to some degree. For this reason, the City should ask to participate in discussions about the future administration of the U.E.L. community.

There seems to be a consensus about a parkland land use designation for the Dr. Frank Buck Memorial Park, the Vancouver-leased Marine Drive Foreshore Park, the City-owned portion of the Camosun Bog, the golf course, and some undeveloped acreage. The study team did not find such clear agreement about its statutory or legal status.

The U.E.L. study team proposes that the parklands be designated as a Class A, Category 6, Provincial Park. This would give the parkland "unequivocal legal status" under the Park Act providing "full assurance that the land will remain in park status and be used only for recreation, conservation and non-consumptive educational and research activities."

The study team selected this "provincial park" concept from among three options. The other two were (1) "regional park status" with the parklands being leased to the G.V.R.D. and being operated as a regional park in the regional park system, and (2) "special status" with park status, administration, and financing to be determined in a new or revised U.E.L. Administration Act.

In view of uncertainty about the U.E.L. park's existing legal status, the City should favour an early and explicit resolution of the boundaries and status of the U.E.L. parklands.

In view of uncertainty about proposed park status, the City should request consultation by the Environment Minister with the City, Park Board and G.V.R.D. Park Committee prior to a legislative decision on U.E.L. park status.

Closely related to the matter of park status is its administration. The study team proposes that the Provincial Parks Branch administer the park "until such time as the G.V.R.D. has acquired operating competence to administer the parkland."

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Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-4)

Clause No. 1 continued:

The City Manager's report recommends:

- 1) The general recommendations and conceptual land use plan for the University Endowment Lands, as reported in the U.E.L. Study Team's report to the Ministry of the Environment, March 17th, 1977, be endorsed in principle.
- 2) Discussions about the future administration and status of the U.E.L. residential community include participation by the City of Vancouver.
- 3) An early and explicit resolution of the boundaries and status of the U.E.L. parklands is requested.
- 4) Consultation by the Environment Minister with the City, Park Board, and G.V.R.D. Park Committee is requested prior to a legislative decision on U.E.L. park status.
- 5) Any encroachment upon the U.E.L. should be resisted until an accountable parkland administration has been established.
- 6) Further exploration with the Park Board and the G.V.R.D. Park Committee of administrative options for the proposed U.E.L. park should be sought, as well as prior consultation by the Environment Minister before an administrative structure is established.
- 7) Public participation in park planning of the University Endowment Lands be requested no matter what uses, legal status, and administrative structure are adopted.
- 8) The B.C. Minister of the Environment be informed of these resolutions and be invited to inform the City of the Provincial Government's intentions.
- 9) The G.V.R.D. and the Vancouver Park Board be informed of these resolutions and be invited to exchange their views with Council."

Alderman Brown advised that on March 20, 1978 the Citizens' Committee met and passed the following recommendations:

- That the Provincial Cabinet be urged to take immediate steps
- to designate the undeveloped portions of the University Endowment Lands as a Regional Park under the Greater Vancouver Regional District, and to clearly define the boundaries of this park area;
 - to renegotiate the lease for the Foreshore Park in order to ensure that the Foreshore Park is returned to the integrity of the Regional Park; to ask that Vancouver City assign their Camosun Bog lots to the Provincial Government for incorporation into the Regional Park; and to incorporate the Provincial Park Reserve between 23rd and 25th Avenues at Crown Street into the Regional Park;
 - to provide fire protection for the park area;
 - to ensure full consultation with all interested parties in the long range planning of the Regional Park;
 - to make no deletions from the undeveloped portions of the University Endowment Lands, either by lease or otherwise.
 - to include the University Golf Course in the proposed Regional Park together with the undeveloped portions of the University Endowment Lands;

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-5)

Clause No. 1 continued:

In a letter dated March 22, 1978 Mr. Thomas M. Nichols, Chairman of the Endowment Lands Regional Park Committee, requested that Council take appropriate steps to support these recommendations.

Some members of the Committee felt that the undeveloped portions of the University Endowment Lands should be designated as a regional park under the jurisdiction of the G.V.R.D. (Option 2) rather than a Class A, Category 6, Provincial Park, as proposed by the study team (Option 1).

After discussion, the Committee

RECOMMENDED

- A. THAT the general recommendations and conceptual land use plan for the University Endowment Lands as reported in the U.E.L. study team's report to the Minister of the Environment be endorsed in principle but that administrative Option 2 be endorsed in place of Option 1 subject to a suitable financial arrangement.
- B. THAT discussions about the future administration and status of the U.E.L. residential community include participation by the City of Vancouver.
- C. THAT an early and explicit resolution of the boundaries and status of the U.E.L. parklands be requested.
- D. THAT consultation by the Environment Minister with the City, Park Board, and G.V.R.D. Park Committee be requested prior to a legislative decision on U.E.L. park status.
- E. THAT any encroachment upon the U.E.L. should be resisted until an accountable parkland administration has been established.
- F. THAT further exploration with the Park Board and G.V.R.D. Park Committee of administrative options for the proposed U.E.L. park should be sought, as well as prior consultation by the Environment Minister before an administrative structure is established.
- G. THAT public participation be continued in detailed park planning of the University Endowment Lands be requested no matter what uses, legal status, and administrative structure are adopted.
- H. THAT the B.C. Minister of the Environment be informed of these resolutions and be invited to inform the City of the Provincial Government's intentions.
- I. THAT the G.V.R.D. be informed of these resolutions and be requested to identify all issues which need to be involved in order to determine part boundaries, financial arrangements and suitable long-term renewable lease agreements.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-6)

2. Kiwassa N.I.P. Concept Plan

The Committee considered a report of the City Manager dated March 14, 1978 (copy circulated) in which the Director of Planning advises that on July 12, 1977 Council selected the Kiwassa area (along with the Kensington area) for a 1977 Neighbourhood Improvement Programme. Four hundred thousand dollars based on a 50% Federal, 25% Provincial and 25% Municipal cost-sharing formula was allocated to the Kiwassa programme. The concept plan lists in detail the items which should be dealt with through the Neighbourhood Improvement Programme, both through the expenditure of N.I.P. funds and additional financial assistance by the City.

The concept plan represents broad statements from the community and staff to the response of the needs of the community.

Mr. D. Berg, Chairman of the Citizens' N.I.P. Committee, and other Committee members were present.

Mr. R. Youngberg, Associate Director, Area Planning, advised that in smaller areas, there are fewer dollars to go around for N.I.P. items. It is proposed that the implementation budget of \$61,000 for Kiwassa be composed of \$14,355 N.I.P. funds transferred from the Planning Stage Budget, \$645 from N.I.P. Implementation and \$46,000 additional City funds. There is a precedent in the Downtown Eastside N.I.P. programme where the City contributed an additional \$58,000 administration costs. If N.I.P. funds are used for administration 20% of the funds would be spent on planning and administration compared to 10% in other N.I.P. areas.

The report contains the following comments from the City Engineer and Director of Finance:

The City Engineer's Comment

Paving and sidewalks are desirable here - as in any part of the City. The only apparent source of the additional City funding (N.I.P. funds account for only \$73,000 of the estimated \$240,000 to \$370,000 total street work cost) is Supplementary Capital (probably 1979). It looks likely, however, that such a request will be competing for funds with works petitioned for by Citizens in all areas of the City -- Citizens willing to pay their share of the cost. We feel that approval of the Concept Plan must very clearly not contain any implication of committing future Supplementary Capital Funds.

The Director of Finance's Comment

The Director of Finance is of the opinion that the Kiwassa N.I.P. program should be structured to fit within the \$400,000 approved by Council. The Director of Planning is seeking an additional \$93,500 from the Supplementary Capital Budget (1978) and it is the opinion of the Director of Finance that Council should not consider this request for funds or any portion until they consider the entire balance of the 1978 Supplementary Capital Budget requests in late April.

With respect to the increased Municipal share required for Municipal Services, Mr. Youngberg noted that these services, especially the street improvements, have been identified as a

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-7)

Clause No. 2 continued:

priority in the Community. The N.I.P. funds will pay the property owners share. He noted that 46% of the households have an annual income of less than \$6,000 and it would be extremely difficult for these residents to pay their share of basic physical improvements.

The City Manager submitted for the Committee's consideration the matter of approving the \$46,000 administration costs in advance from the 1978 Supplementary Capital Budget noting that if this is not approved, C.M.H.C. would have to be requested to grant an extension of time for implementation and the Director of Planning and the Citizens' N.I.P. Committee would have to revise the funding allocations and report back.

A lengthy discussion ensued with respect to the difficulties encountered in providing subsidies for municipal services and with respect to the competition from all areas of the City for funds from Supplementary Capital for paving. In the report the Director of Planning recommended that the funding allocations be approved but the Municipal Services item, requiring additional City funds be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

After discussion, the Committee

RECOMMENDED

- A. THAT City Council approve the Kiwassa N.I.P. Concept Plan attached as Appendix A to the report of the City Manager dated March 14, 1978 and authorize the Director of Planning to submit the Plan to the Provincial and Federal governments for approval and to apply for the Certificate of Eligibility for the Implementation Stage.
- B. THAT the City Engineer and the Director of Planning be instructed to investigate the traffic, parking and pedestrian overpass issues and report back to City Council if necessary.
- C. THAT the Director of Planning be instructed to report back to City Council, before December 31, 1979, on the effects of the recent rezoning of Kiwassa, and any amendments to the zoning by-law which may be required in this area.
- D. THAT City Council endorse the Terms of Reference for the Kiwassa N.I.P. Committee, attached as Appendix C to the report of the City Manager dated March 14, 1978.
- E. THAT the Kiwassa N.I.P. Concept Plan be sent to the School Board for information.
- F. THAT the following be referred to the Standing Committee on Finance and Administration:

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-8)

Clause No. 2 continued:

"That City Council approve the N.I.P. funding allocations outlined in Appendix A (Budget Summary), but that the Municipal Services item, requiring additional City funds, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

Further that City Council approve the itemized N.I.P. Implementation Stage Administration Budget of \$61,000 for Kiwassa, as outlined in Appendix B, by transferring \$14,355 N.I.P. funds from the Kiwassa Planning Stage Budget, allocating \$645 from N.I.P., and approving \$46,000 additional City funds in advance from the 1978 Supplementary Capital Budget."

(Alderman Puil wished to be recorded as opposed to Recommendation F.)

3. Kensington N.I.P. Concept Plan

The Committee considered a report of the City Manager dated March 14, 1978 (copy circulated) in which the Director of Planning advises that on July 12, 1977, Council selected Kensington (and Kiwassa) as a Neighbourhood Improvement Programme area for 1977 and allocated \$2.6 million, cost-shared 50% Federal, 25% Provincial and 25% Municipal.

Ms. S. Moon and other members of the Kensington Citizens' N.I.P. Planning Committee were present.

The concept plan was prepared by the Citizens' N.I.P. Committee in co-operation with the City Planning Department, staff of other civic departments and Boards and other Kensington residents.

The total N.I.P. funds to be allocated is \$2,650,000 exceeding the allocation of \$2.6 million. Part of this, \$37,500, is due to the different cost-sharing formula for municipal services.

Ms. J. Hlavach, Kensington Area Planner, advised that N.I.P. funds would be used to pay the property owners' share of the curbs, paving and sidewalks of properties abutting unimproved sections around schools and parks. In the rest of the N.I.P. area, property owners would be encouraged to petition for improvements.

In the report, the Director of Social Planning recommends that he be instructed to prepare estimates of the annual operating costs of community facility projects in consultation with the School, Park and Library Boards prior to Council granting final approval for the projects.

Mr. Youngberg stated that the Planning Department consults with the various boards to obtain costs for the specific projects.

Representatives of the Engineering Department pointed out that the proposal to subsidize certain property owners opposite parks and schools creates a basic inequity within the boundaries

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-9)

Clause No. 3 continued:

of the N.I.P. area itself and throughout the City as a whole as citizens from various areas have petitioned for improvements to their areas.

After discussion, the Committee

RECOMMENDED

- A. THAT City Council approve the Kensington N.I.P. Concept Plan, which is attached as Appendix "A" to the report of the City Manager dated March 14, 1978, excluding the item "Compensation for Street Widening".
- B. THAT City Council instruct the Director of Planning and the City Engineer to report back, within approximately two months, on the specifics and implications of compensation for street widening within the Kensington area.
- C. THAT City Council approve the itemized N.I.P. Administration Budget of \$208,330 for Kensington, by transferring \$49,810 N.I.P. funds from the Kensington Planning Stage budget, and allocating the balance of \$158,520 from Kensington N.I.P. funds.
- D. THAT City Council approve in principle the N.I.P. funding allocations outlined in this report, but that the additional City money required (\$50,000) for the Physical Improvements-Streets item and to match the "freed up" Federal and Provincial money, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.
- E. THAT City Council alter the Kensington N.I.P. boundaries to include Tecumseh School Annex.
- F. THAT City Council authorize the Planning Department to evaluate the existing commercial land use in the Kensington area in consultation with local merchants and residents for report back to City Council.
- G. THAT City Council authorize the Planning Department to undertake housing policy development for the Kensington area in consultation with local residents for report back to City Council.
- H. THAT the Kensington N.I.P. Concept Plan be sent to the Park Board, the School Board, and the Library Board.
- I. THAT the Director of Planning prepare estimates of the annual operating costs of community facilities projects proposed for the Kensington area in consultation with the School Board, Parks Board and Library Board prior to Council granting final approval for the projects.

(Alderman Puil wished to be recorded as opposed to Recommendation D.)

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
March 23, 1978

(V-10)

4. Co-operative Housing Proposal - 4th Avenue and Discovery St.

The Committee considered a report of the City Manager dated March 16, 1978 (copy circulated) in which the Director of Planning advised that the report has been prepared as a result of a request that City staff prepare a report on points raised in a brief submitted by the Columbia Housing Advisory Association requesting approval of the sale of the site at 4th Avenue and Discovery Street to the Co-operative at a price of \$290,580 subject to a satisfactory rezoning, and requesting the City to assume sewer extension costs. The report was to include comments on the street closure, most appropriate use of the site, sewer extension costs, and a citizens request that Council withhold any decision on the use of the site until such time as the roads are redesigned to produce a more satisfactory alignment. With respect to this last point, the only involvement of the City with this particular site is a requirement for a small portion of the site to be dedicated for road purposes.

The report notes that the site presently does not have a sewer connection available. The least costly alternative, requiring an easement across Jericho Park would cost approximately \$60,000. The portion of Discovery Street adjacent to the subject site has not been developed as road. Gas and water mains are located in this portion of the street and because of the subdivision in the immediate area, this street allowance should be retained as a corridor for pedestrians and future utilities. The Association has suggested that the street allowance be closed and added to the City property for their proposed development. The question of adequate parking has to be examined in the context of site location, proposed use and adjacent development. The preferred location for immediate access to the site would be from 4th Avenue which would provide a better entrance to the underground parking and would cause less conflict with through traffic.

The proposal by the Discovery Co-operative to establish a high equity co-operative for elderly persons is a new concept. It does not fit the established criteria for co-operative financing by Central Mortgage and Housing Corporation mainly because of the high equity which members will invest in the co-operative. The Discovery Co-operative have requested a sale of the property at two-thirds of market value. Council's policy in the past has been to subsidize a lease of land for non-market housing.

Because this is a new concept and no controls have presently been determined and agreed upon, the City should not finally commit itself to the lease of this land to this group at a subsidized rate at this time. Instead, Council could consider approval in principle of a sixty year ground lease at two-thirds of market value with annual rent payments. This should be subject to the Discovery Co-operative Housing Association obtaining mortgage financing from Central Mortgage and Housing Corporation and also subject to an operating agreement satisfactory to the Director of Finance and the Director of Legal Services being drawn up between C.M.H.C. and the Discovery Co-operative.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-11)

Clause No. 4 continued:

The present agreement with the Province limits alternative uses to non-market housing. In terms of availability of schools and recreational opportunities, this appears to be a good area for multiple family housing. Local residents have opposed any kind of alternative family housing forms. If the City could negotiate clear title to the land the option of leasing lots for single-family dwellings would be available. Park/open space would be another alternative but would have to be looked at in the context of future development of the area.

There are a number of elements of the proposal from the Discovery Co-operative which are ambiguous i.e., what is the definition of seniors, the unit price of \$26,367 to \$33,588 appears to be low considering the design and likely requirement of underground parking, drawings submitted are inadequate to permit a comprehensive analysis, it is unclear how many units are proposed. It is not known whether the Park Board will be willing to grant a sewer easement to service the site.

The Director of Planning feels that because of the issues raised, it would be premature to make any commitment as to the most appropriate use of this site.

Mr. R. Youngberg, Associate Director, Area Planning, noted that there are a number of uncertainties. The City does not know if C.M.H.C. will agree with the Co-operative proposal to establish a high-equity co-operative. If C.M.H.C. agrees to the concept, the next step is to negotiate the price of the land. The Co-operative should note that they must go through the Public Hearing process. He also expressed concern that the Co-operative had inserted a newspaper advertisement announcing these units before anything has been approved.

Mrs. S. Schmid, on behalf of the Discovery Co-operative Housing Association, advised that the development will meet all the criteria for non-profit housing. There will be 60 units for senior citizens and single people over 50 who can demonstrate a need. The purpose of permitting a greater share purchase than is normally permitted is to reduce the monthly costs that will be incurred. She advised that the figures for the price of units had been revised approximately \$5,000 to \$7,000 per unit. The reason the advertisement had been placed in the newspaper was to determine for C.M.H.C. purposes, if there is a market demand for the co-operative. Mrs. Schmid advised that people on the periphery of the area want applications for the co-operative because they want to live in the same area they have lived in for many years.

The Director of Planning recommended:

1. That this site not be disposed of until a comprehensive analysis of issues in the surrounding area can be carried out.
2. That if Council does wish to pursue the proposal submitted by the Columbia Housing Advisory Association then the following procedures should be followed:

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 23, 1978

(V-12)

Clause No. 4 continued:

- (a) Work out more precisely the economics and tenure of the proposal and obtain preliminary approval from C.M.H.C.
- (b) Obtain an agreement in principle on the lease agreements and land value from the City of Vancouver.
- (c) Following (a) and (b) above, make application and obtain rezoning for the subject site.

Members of the Committee agreed that there should be no City subsidy to the Co-operative for the sewer extension costs.

After a lengthy discussion, the Committee

RECOMMENDED

- A. THAT the Director of Planning obtain more information from the Discovery Co-operative on the economics and tenure of the proposal and whether C.M.H.C. will give the proposal preliminary approval.
- B. THAT, after receipt of the information, the Director of Planning arrange a public information meeting in the community, to which Alderman should be invited to attend, to discuss more clearly defined proposals for the site and thereafter report to the Committee.

(Alderman Puil wishes to be recorded as opposed.)

5. Vancouver International Airport - Noise Abatement

Alderman Brown advised that the Noise Abatement Committee of Transport Canada would be meeting on Wednesday, March 29, 1978 and requested permission of the Committee to forward a motion which would eliminate flights from Vancouver between 12:00 midnight and 6:00 a.m.

The Committee

RECOMMENDED

THAT the Standing Committee on Planning and Development recommend to Council that the Council strongly urge the Regional Administrator, Transport Canada, not to permit flights from Vancouver International Airport during the quiet hours of 12:00 midnight to 6:00 a.m.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 588d589



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 9/MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 9, 1978 at approximately 1:30 p.m. and reconvened on Thursday, March 16, 1978 at approximately 11:00 a.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO PRESENT : Alderman Ford
(March 16th)

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Central Waterfront - Official Development Plan

On March 9, 1978, the Committee considered a report of the City Manager dated March 1, 1978 (copy circulated) forwarding the draft "Central Waterfront Official Development Plan" dated February 9, 1978 (on file in the City Clerk's office). The purpose of the report is to recommend the rezoning of the Central Waterfront from Cardero Street to Gore Avenue from predominantly M-2 Industrial to CWD Central Waterfront District, including the establishment of a Central Waterfront Official Development Plan for the new zoning district. The rezoning would then form the basis of an application to amend the Greater Vancouver Regional District Official Regional Plan designation from "industrial" to "urban".

Mr. D. Hickley, Associate Director, Central Area Planning, and Mr. H. Leung, Central Area Planning, detailed the components of the Official Development Plan noting that it is an expanded and improved document accommodating the major concerns of the various bodies affected by waterfront planning. It is more effective and useful as a zoning document to guide development on the waterfront, at the same time providing flexibility.

Members of the Committee enquired as to the amount of public open space to be provided and what guarantee there would be that open space would be provided. Mr. Leung noted that no minimum acreage had been set down but the Official Development Plan states that major public open space should be provided at locations in close proximity to the intended primary pedestrian access to the Central Waterfront as set out in the guidelines for each sub-area. New development will be required to provide for different types of open space as follows:

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Part Report to Council
Standing Committee of Council
on Planning and Development
March 9/March 16, 1978

(VI-2)

Clause No. 1 continued:

- a) Public pedestrian walkway space to be located at or in a position directly associated with the water's edge. Such space need not be at the same level throughout but should form part of a continuous pedestrian walkway system within the Central Waterfront.
- b) Public pedestrian circulation systems which connect the development to its surrounding areas including pedestrian access to the Central Waterfront.
- c) A variety of public places to serve the active and passive relaxation of the future population of the Central Waterfront and its visitors.

The Committee also asked what could be developed at the present time. Mr. Hickley noted that M-2 allows an F.S.R. of 5.0 commercial. The rezoning and ultimate change in G.V.R.D. designation from Industrial to Urban would allow residential. This would enable the City to carry out a G.V.R.D. Liveable Region policy of residential downtown. Some members questioned whether residential would be desirable.

Representatives of the G.V R.D., National Harbours Board, C.P.R., C.N.R., Marathon Realty and the Board of Parks and Recreation were present.

Mr. J. Barratt of the National Harbours Board indicated that in 1976 the National Harbours Board hired a consultant to study and prepare plans for N.H.B. lands on the Central Waterfront. The Consultant has been involved with discussions of the Official Development Plan and is aware of the contents. Results of the N.H.B. study will be announced before the end of March.

Mr. D Murray, Marathon Realty, advised that they have no plans to develop on the waterfront until the designation is changed to Urban.

The representatives of the C.P.R. and C.N.R. indicated the Official Development Plan does not restrict their operations.

Mr. W. Curtis, City Engineer, advised that Engineering has been involved for a number of years in the various plans for the waterfront. It will be possible to provide the necessary access and servicing to the waterfront in the context of the Official Development Plan and other transportation plans for the downtown area that have already been approved by Council. He noted that there would always be a conflict of traffic, noise, etc., when you try to introduce people into an area which was originally meant for industrial uses.

Members of the Committee felt that they would benefit from an information session in which the Planning Department would outline the history of the Central Waterfront zoning. It was agreed that the Manager's report containing recommendations of the Director of Planning would be deferred until after the report reference from the Planning Department at the next meeting of the Committee.

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Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 9/March 16, 1978

(VI-3)

Clause No. 1 continued:

At the Committee meeting on March 16, 1978, Mr. Hickley outlined the history of central waterfront planning.

In 1973 City Council set up a Waterfront Committee to investigate the potential of the Central Waterfront. As a result, the City and the Federal Ministry of State for Urban Affairs jointly sponsored a study. Two positive aspects came from this study -- it was an imaginative picture of what could happen and what the consultant produced came from the public, utilizing a continuous public information programme. The plan, however, tended to ignore the Port and rail.

As a result of the study, after reviews by the Council's Waterfront Committee, Council adopted 24 policies and the G.V.R.D. gave two readings to the proposed change in designation on the assumption the City would prepare an official plan including the Region's policies for the waterfront. At the end of 1974, the National Harbours Board lodged an official objection to the City's application to amend the G.V.R.D.'s Official Regional Plan.

In early 1975, as a result of the concerns expressed, a Central Waterfront Advisory Committee was set up, including representatives of Federal Ministry of Urban Affairs, National Harbours Board, Vancouver Port Authority, Provincial Bureau of Transit, C.P. Rail, Marathon Realty, the G.V.R.D. and the City.

The Advisory Committee recommended 24 policies which were adopted by Council early 1976 as a basis for the preparation of the zoning document. In February/March, 1977 a draft Official Development Plan was presented to Council. A number of actions were taken, including the preparation of a public information pamphlet. Throughout 1977 discussions continued with the major property owners. In November, 1977 at a meeting of all the key property owners, a consensus was reached on the intent for the Central Waterfront, resulting in the current draft Official Development Plan dated February 9, 1978.

Mr. Hickley noted that the document is not a traditional zoning but is designed to relate to change and be altered if the objectives of the key owners change slightly.

Mr. H. Leung detailed the five components of the Official Development Plan:

- Preamble
- Application and Intent
- Definitions
- Overall Policies
- Sub-Area Development Guidelines

The preamble outlines the background of Central Waterfront planning and describes the planning objectives of the City, major owners and authorities. In the future when these organizations submit development plans, the City will refer to these planning objectives.

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Part Report to Council
 Standing Committee of Council
 on Planning and Development
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(VI-4)

Clause No. 1 continued:

The Application and Intent section has been revised and expanded. It contains the following general goals for planning the Central Waterfront:

- Encourage the development of new urban uses including residential, commercial, recreational, cultural and public uses throughout the waterfront area.
- Provide for easy public access to the waterfront.
- Enhance the public's enjoyment of the waterfront by encouraging the provision of harbour activities and a variety of views.
- Facilitate the continued operation of port functions.
- Facilitate the continued operation of rail facilities to serve port, freight and passenger functions.
- Provide transit systems for movement to, from, and between waterfront developments in order to decrease dependence upon the private automobile.
- Ensure a scale transition in the physical form of future development between Downtown and the Burrard Inlet.
- Support the objectives of the Greater Vancouver Regional District as referred to in "The Livable Region 1976/86", in particular the concept of living close to work.

It also describes how to use the Official Development Plan as a zoning document.

The section on definitions, relates directly to words associated with the Plan and supplements definitions which already exist in other By-laws.

The Overall Policies provide guidance with respect to the general development of the Central Waterfront District regarding uses, population, physical form, public open space, movement pattern and shoreline.

The Sub-Area Development Guidelines provide more detailed guidance with respect to the development of the four sub-areas:

- Sub-Area 1 - Cardero Street to Bute Street
- Sub-Area 2 - Bute Street to Burrard Street
- Sub-Area 3 - Burrard Street to Seymour Street
- Sub-Area 4 - Seymour Street to Gore Avenue

Identification of the sub-areas is based on existing land use, relationship to existing Character Areas of Downtown and Gastown and projected future land use. The boundaries are not precise and may be redefined for planning or administrative purposes or as a result of specific Area Development Plan By-laws, the next stage to be followed when specific development proposals come in.

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Part Report to Council
 Standing Committee of Council
 on Planning and Development
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(VI-5)

Clause No. 1 continued:

Area Development Plan By-laws will specify details with respect to use, ultimate development form, density, building heights, views, pedestrian and vehicular circulation and public open space.

In answer to a question regarding servicing, Mr. W. Curtis, City Engineer, advised that it would be possible to service this Plan which includes an additional 20,000 people in the Central Waterfront. The transportation plan also hopes to meet all of the needs outlined in the Plan. He advised that the ring-road concept is well on the way to implement the transportation needs. The basic idea is to prevent conflict between the 20,000 people entering the Port by introducing a continuous waterfront roadway for trucking to cater to the port activities without going through the downtown. Alberni Street will be improved utilizing local improvement funds and the Cordova Street extension will be constructed with approved Five Year Plan funds. In addition to the ring-road concept, there is a possibility of introducing an exciting transit system. There is existing rail on a large part of the system on which some sort of street car could be operated. It is possible it could go from Stanley Park, connect with the transportation terminus through Gastown and Chinatown, to the south side of False Creek, Granville Island and the Museum complex. It is hoped to have a pedestrian routing system along the entire waterfront to open up the port to the public. The terminal at the C.P. Station services the ferry system from the North Shore connecting to a number of bus routes. Commuter trains are also going to meet at the terminal. They will utilize the Cordova Street extension.

Members of the Council present expressed concern regarding the economics of the plan and were advised that costs and benefits would be considered at the Area Development Plan stage.

The question of the provision of residential was discussed at length i.e.:

- how can you expect residential to exist in a situation with existing noise, transportation, etc.;
- has the City the ability to see whether residential is possible, probable or feasible;
- if it is feasible what is the City going to do to ensure that it is provided;
- if the City is going to allow the commercial and balance it off with residential how can the City insist on residential.

Mr. Hickley advised that the Plan will take a long time to implement but it is believed residential will become feasible and practical. The document provides a framework to take this perspective and adjust as market conditions change.

Mr. R Spaxman, Director of Planning, advised that the amount of building has been reduced from 11,000,000 sq. ft. to 9,000,000 sq. ft. and the density has been reduced from 30,000 people to

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Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 9/March 16, 1978

(VI-6)

Clause No. 1 continued:

20,000 people. The concept is similar to the first proposal by the R. C. Mann Study but the component that had to change was the retention of the railways. It has been accepted that it will be difficult to put residential in and around the transportation terminal. The goals of all the key property owners and the various authorities seem to be accommodated in the Central Waterfront Official Development Plan.

He advised that people cannot be forced to build anything but policies can be set to encourage development of residential.

Concern was expressed about no minimum acreage for open space and how we can ensure that the public walkway will be built. The Committee was advised that the interim uses on the waterfront have been required to provide for the walkway. It will be a requirement for all developments.

The Committee felt that there should be a clearer look at the open space and residential questions with a report back from staff about the concerns, to an appropriate meeting of the Committee.

The Committee agreed to hear a brief presentation from Mr. S. G. Rasekh, representing the Architectural Institute of B. C. Mr. Rasekh advised that the A.I.B.C. had formed a study group to study the Central Waterfront over the last year. He noted that Messrs. Hickley and Leung have given them assistance. They support the guidelines recognizing they are guidelines and not zoning. They would like to see the document go further -- designate who the end users will be -- further connections to the West End and West Georgia areas, etc.

Due to the time, the Committee were unable to receive all of Mr. Rasekh's brief but thanked him for his comments.

The Committee,

RECOMMENDED

THAT consideration of the City Manager's report dated March 1, 1978 be deferred and staff be requested to report back to an appropriate meeting of the Committee further clarifying the concerns expressed regarding open space and residential.

The meeting adjourned at approximately 1:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 590

VII

PART REPORT TO COUNCIL
 STANDING COMMITTEE OF COUNCIL
 ON
FINANCE AND ADMINISTRATION

March 30, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 30, 1978, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
 Alderman Gerard
 Alderman Gibson
 Alderman Marzari

ABSENT: Alderman Puil

COMMITTEE
 CLERK: G. Barden

RECOMMENDATION:

1. Potential Budget Cuts - Suggestions Arising from the Review of Departments

The Committee considered the attached Manager's Report dated March 21, 1978, wherein the Mayor, Alderman Brown, and the City Manager reported on reviews of the operations of eight department in the last six months by the Finance Committee with the aid of Western Management Consultants. The report deals with suggestions for possible budget reductions of up to five percent in these departments. The suggested reductions are to be permanent, so that they will help reduce the City's annual revenue budget. Some cuts can be made in 1978 and some cannot. The cuts should be viewed as a trend, the budgets cannot be cut by five percent in 1978 as approximately one-third of the year has already passed. It was recommended that the suggested cuts be considered by the Finance Committee at the same time it reviews the 1978 budgets of departments from April 3, to April 6.

The City Engineer distributed copies of a report dated March 30, 1978, (attached) on potential budget cuts arising from departmental reviews.

Following further discussion it was

RECOMMENDED,

A. THAT on the eight reviewed departments:

The suggestions made for each department be placed before the Finance and Administration Committee when it reviews the budget of that department, and be implemented as soon as possible, subject to any variations that may result from discussions with the department. (The suggested cuts are summarized in Table 1, attached.)

E. THAT on other departments:

Further reviews be undertaken after budget finalization of the following:

*w

Fire Department
 Library Board
 Personnel Services Department
 City Clerk,

with possible budget changes in 1979.

C. THAT Western Management Consultants be retained to assist in those reviews, at a cost not to exceed \$12,000.

D. THAT the Finance and Administration Committee continue to consider specific cutbacks and operating efficiencies as reports are forwarded during the year.

Part Report to Council
Standing Committee of Council
on Finance and Administration
March 30, 1978 (VII - 2)

2. Further Departmental Reviews

The Committee considered the attached Manager's Report dated March 21, 1978 providing a summary of responses from department heads to a series of six questions together with a letter from Western Management Consultants giving their overall comments on the departmental reviews.

Following discussion it was

RECOMMENDED,

THAT the Manager's Report on further departmental reviews dated March 21, 1978, be received for information.

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FOR COUNCIL ACTION SEE PAGE(S) 590